

CITY OF COLORADO SPRINGS PLANNING COMMISSION

MINUTES / RECORD-OF-DECISION

**THURSDAY, OCTOBER 20, 2016,
CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE,
COLORADO SPRINGS, COLORADO 80903**

PRESENT:

Phillips, Henninger, Markewich, Shonkwiler, Walkowski, Smith, McDonald, Gibson, Graham

ABSENT:

None

ALSO IN ATTENDANCE:

Mr. Peter Wysocki, Planning and Development Director
Mr. Marc Smith, City Senior Corporate Attorney

NEW BUSINESS CALENDAR

DATE: October 20, 2016
ITEM: 6.B.1 – 6.B.2
FILE NO.: CPC PUZ 16-00094; CPC PUD 16-00095
PROJECT: Crowne at Briargate
STAFF: Katie Carleo

STAFF PRESENTATION:

Katie Carleo gave a Power Point presentation

APPLICANT PRESENTATION:

Tim Siebert with NES gave a Power Point presentation regarding the project.

Questions:

None

Citizens in Support:

None

Citizens in Opposition:

None

Questions of Staff:

Commissioner Henninger asked Kathleen Krager about increasing traffic on the parkway verses a business venture in this location. Ms. Krager said that was correct. Ms. Krager said the roadway system was planned to have this level of traffic. An apartment complex generates less traffic per unit than single-family homes. They are close to having a signal at Briargate and Cordera Crest or Grand Cortera – possibly a 2-year time frame. Commissioner Henninger asked about Cordera Crest and Research. Ms. Krager said this is also planned for a signal and discussed this with Nor'wood, it is planned to be completed later than the other signal. Right turns do not warrant signals, only left turns do and this is the type of intersection there. They are following and watching the area. Commissioner

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Henninger said in a NES letter signed by Katie Whitford it mentioned the Research Powers interchange. Ms. Krager said the city has begun working with the state to get a good cost estimate for that interchange and look at fund raising they do for development of this interchange. To help in this area they've opened a dual left turn lane. They are also addressing the heavy pedestrian traffic in this area.

Rebuttal:

None

DISCUSSION AND DECISION OF THE PLANNING COMMISSION:

Motion Commissioner Walkowski, seconded by Commissioner Smith on CPC PUZ 16-00094 - CHANGE OF ZONE TO PUD - Recommend approval to City Council the zone change from PBC/AO (Planned Business Center with Airport Overlay) and PUD/AO (Planned Unit Development; mixed residential, including assisted senior living, 50-foot 7-inch maximum building height, 24.99 dwelling units per acre with Airport Overlay) to PUD/AO (Planned Unit Development; multi-family residential, 45-foot maximum building height, 22 dwelling units per acre with Airport Overlay), based upon the findings that the change of zoning request complies with the criteria for granting of zone changes as set forth in City Code Section 7.5.603(B), and complies with the criteria of establishing a PUD zone as set forth in City Code Section 7.3.603.

Aye: Phillips, Markewich, Shonkwiler, Walkowski, Smith, McDonald, Gibson, Graham, McDonald, Henninger

No: None Motion Passed 9-0

Motion Walkowski, Commissioner McDonald on CPC PUD 16-00095 - PUD DEVELOPMENT PLAN to Recommend approval to City Council the Crowne at Briargate Development Plan, based upon the findings that the development plan meets the review criteria for PUD development plan as set forth in City Code Section 7.3.606 and meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).

Aye: Phillips, Markewich, Shonkwiler, Walkowski, Smith, McDonald, Gibson, Graham, McDonald, Henninger

No: None Motion Passed 9-0