



City of Colorado Springs

Plaza of the Rockies
South Tower, 5th Floor
Blue River Board Room
121 S Tejon St, Colorado
Springs, CO 80901

Meeting Minutes - Draft Planning Commission

Thursday, January 20, 2022

8:30 AM

Hybrid Meeting - Open to Public |
Call 720-617-3426 Conf ID: 785 230 166# |
Blue River Board Room

4. CONSENT CALENDAR

These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner/Board Member or a citizen wishing to address the Commission or Board. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)

1609 South Cascade Avenue

- 4.B. [CPC MP 93-176-A6M N21](#) A minor amendment to the Ivywild Master Plan relevant to the property at 1609 South Cascade Avenue and totaling 6,700 square feet

(Quasi-Judicial)

Related Files: CPC ZC 21-00132, CPC DP 21-00133

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department
Peter Wysocki, Planning Director, Planning and Community Development Department

This Planning Case was recommended for approval on the Consent Calendar to the City Council.

- 4.C. [CPC ZC 21-00132](#) An ordinance amending the zoning map of the City of Colorado Springs relating to 6,700 square feet located at 1609 South Cascade Avenue from R2 (Two-Family Residential) to OR (Office Residential)

(Quasi-Judicial)

Related Files: CPC MP 93-176-A6MN21, CPC DP 21-00133

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department
Peter Wysocki, Planning Director, Planning and Community Development Department

Development Department

This Ordinance was recommended for approval on the Consent Calendar to the City Council.

- 4.D. [CPC DP 21-00133](#) A development plan for 1609 South Cascade Avenue covering 6,700 square feet of land to allow the existing structure to be utilized for office use.

(Quasi-Judicial)

Related Files: CPC MP 93-176-A6MN21, CPC ZC 21-00132

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department
Peter Wysocki, Planning Director, Planning and Community Development Department

This Planning Case was recommended for approval on the Consent Calendar to the City Council.

Copper Rose Affordable Housing

- 4.E. [CPC CU 21-00075](#) A Conditional Use Development Plan for the Copper Rose project consisting of a 182-unit multi-family residential development on 7-acres zoned PBC/AO (Planned Business Center with Airport Overlay) and located between Powers Boulevard and Tutt Boulevard.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

This Planning Case was approved on the Consent Calendar.

Crestone at Fillmore East

- 4.F. [CPC MPA 04-00043-A8 MJ21](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving a major amendment to the Hill Properties Master Plan changing the land use designation to allow for residential and office/commercial land uses on 28.55 acres located 1300 West Fillmore Street.

(Legislative)

Related Files: CPC PUZ 21-00069 and CPC PUP 21-00070

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

This Resolution was recommended for approval on the Consent Calendar to the City Council.

4.G. [CPC PUZ 21-00069](#)

An ordinance amending the zoning map of the City of Colorado Springs relating to 28.55 acres located 1300 West Fillmore Street from PUD (Planned Unit Development: Hospital, Office, Medical Office, and General Commercial Uses, maximum building height 165-feet, and maximum gross floor area of 1,850,000 square feet) to PUD (Planned Unit Development: Residential, 25-33.99 dwelling units per acre, maximum building height of 75-feet; and Office/Commercial, maximum building height 45-feet, maximum gross floor area 20,000 square feet)

(Quasi-Judicial)

Related Files: CPC MPA 04-00043-A8MJ21, CPC PUP 21-00070

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

This Ordinance was recommended for approval on the Consent Calendar to the City Council.

4.H. [CPC PUP 21-00070](#)

A Planned Unit Development Concept Plan for the Crestone at Fillmore East mixed-use residential and non-residential project located at 1300 West Fillmore Street.

(Quasi-Judicial)

Related Files: CPC MPA 04-00043-A8MJ21, CPC PUZ 21-00069

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

This Planning Case was recommended for approval on the Consent Calendar to the City Council.

Silver Key Affordable Housing

- 4.K. [CPC CU 21-00191](#) Conditional Use Development Plan for a 50-unit senior affordable housing community. The 3.23-acre subject site is zoned PBC SS AO (Planned Business Center with Streamside and Airport Overlays) and is located at 1575 South Murray Boulevard. (Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

This Planning Case was approved on the Consent Calendar.

Approval of the Consent Agenda

Motion by Commissioner Raughton, seconded by Commissioner Rickett, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of

Aye: 8 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Graham, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

Absent: 1 - Commissioner Wilson