

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, September 16, 2021

8:30 AM

**Hybrid Meeting - Open to Public
Call 720-617-3426 Conf ID: 815 137 01#**

Planning Commission

How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- CenturyLink Channel 18

NOTE: There is a 35 to 45 second lag in time between the live meeting and the broadcast.

How to Comment on Agenda Items

Those who wish to comment during the meeting should call 720-617-3426 and enter Conf ID: 815 137 01# and wait to be admitted into the meeting

or

Copy and paste or type into your web browser to join the MS Teams meeting via the Web:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjE5ZjBjNWYtZWU4Zi00Y2VILWlxNDAtNjI3NmI0OWFkY2Yw%40thread.v2/0?context=%7b%22id%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d

For those who participate by calling in, you will be muted upon entry to the meeting. Once an item has been heard, the Chair will open the public portion of the hearing for those who wish to comment. There is a three (3) minute time limit for each person. In order to speak, you must press *6 on your phone to unmute yourself.

1. Call to Order

2. Approval of the Minutes

- 2.A. [CPC 21-538](#) Minutes for the July 15, 2021 Planning Commission hearing.

Presenter:

Reggie Graham, Chair

Attachments: [CPC Minutes 07.15.21 draft](#)

3. Communications

Peter Wysocki - Director Planning & Community Development

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.)

Voyager Parkway Multi-Family

- 4.A. [CPC CU 21-00099](#) A conditional use development plan for a 117-unit multi-family housing complex changing the use from a motel to multi-family residential, located at 8280 Voyager Parkway.

(Quasi-Judicial)

Presenter:

Andrew Bowen, Senior Planner, Planning & Community Development

Attachments: [CPC Report_Voyager Conversion DEVELOPMENT PLAN PROJECT STATEMENT USAFA letter Vision Map 7.5.704 Conditional Use Review 7.5.502.E Development Plan Review](#)

ITEMS CALLED OFF CONSENT

5. UNFINISHED BUSINESS

- 5.A. [CPC PUD 20-00109](#) Postpone a PUD development plan for the Creekside at Rockrimmon project to the October 21, 2021 Planning Commission meeting.

(Quasi-judicial)

Presenter:

Kerri Schott, Planner II, Planning & Community Development

Attachments: [CPC Report Creekside at Rockrimmon PUD Development Plan Project Statement Physical Characteristics Public Comments Context Map Emergency Evacuation Letter Environmental Consultant Letter CGS Final Geohazard Review Letter Plan COS Vibrant Neighborhood Map 7.3.606 PUD Development Plan 7.5.502.E Development Plan Review](#)

- 5.B. [CPC AP 21-00064](#) Postpone an appeal of a Notice and Order to Abate Zoning Violation for the property located at 1830 Palmer Park Boulevard to the October 21, 2021 Planning Commission Hearing.
(Quasi-Judicial)

Presenter:

Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development

Attachments: [CPC Staff Report_ 1830 Palmer Park](#)
[Project Statement 1830 Palmer Park](#)
[Aerial Photo 1830 Palmer Park](#)
[Six foot chain link fence photo 1830 palmer park](#)
[Fence with no screening 1830 Palmer Park](#)
[Municipal Notice Parking lot used as storage 1830 Palmer Park - KDA](#)
[Courtesy Letter Non compliance -outdoor storage in parking lot 1830 Palmer pa](#)
[PP 1830 Palmer Park Appeal](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)
[7.5.1007 Appeals](#)

6. NEW BUSINESS CALENDAR

Park Vista Addition No. 9 Annex/Lighthouse Baptist Church

- 6.A.** [CPC A
20-00102](#) Park Vista Addition No. 9 Annexation located southeast of Hopeful Drive and Siferd Boulevard consisting 1.29-acres.

(Legislative)

Presenter:

Katie Carleo, Planning Supervisor, Planning & Community Development

Attachments: [CPC Staff Report_Lighthouse Baptist Annexation_KAC](#)
[LIGHTHOUSE BAPTIST PROJECT STATEMENT](#)
[PARK VISTA_ Enclave Analysis](#)
[PARK VISTA ADD. NO. 9 ANNEXATION PLAT](#)
[FISCAL IMPACT ANALYSIS_PARK VISTA NO. 9](#)
[PARK VISTA ADD. NO. 9 ANNEXATION AGREEMENT](#)
[LIGHTHOUSE BAPTIST CONCEPT STATEMENT](#)
[PARK VISTA_Surrounding Uses \(LBC\)](#)
[7.6.203-Annexation Conditions](#)

- 6.B.** [CPC ZC
21-00011](#) Lighthouse Baptist Church zone change establishing the R1-6000 (Residential) zone district located southeast of Hopeful Drive and Siferd Boulevard consisting 1.16-acres.

(Legislative)

Presenter:
Katie Carleo, Planning Supervisor, Planning & Community
Development

Attachments: [LIGHTHOUSE BAPTIST CONCEPT STATEMENT](#)
[7.5.603.B Findings - ZC](#)

1823 N Wahsatch Accessory Dwelling Unit

- 6.C. [CPC CU](#) Postpone a conditional use development plan for an integrated
[21-00078](#) accessory dwelling unit in an R1-6000 (Single-Family Residential)
zone district located at 1823 North Wahsatch Avenue.

(Quasi-Judicial)

Presenter:
Ann Odom, Planner I, Planning and Community Development.

Attachments: [1823 N Wahsatch Staff Report](#)
[CU Project Statement](#)
[NV Project Statement](#)
[Vision Map](#)
[Public Comments](#)
[Development Plan](#)
[Nonuse Variance](#)
[Context Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)
[7.3.105.M Accessory Dwelling Units](#)

- 6.D. [CPC NV](#) Postpone a non-use variance for the 1823 North Wahsatch
[21-00079](#) integrated accessory dwelling unit allowing a 2.8-foot setback where
5-foot is required per City Code Section 7.3.104(A).

(Quasi-Judicial)

Presenter:
Ann Odom, Planner I, Planning and Community Development.

Attachments: [NV Project Statement](#)
[Nonuse Variance](#)
[7.3.104.A Agricultural-Residential-Spec Use-Traditional Neighborhood zone sta](#)
[7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview NonuseVariance](#)

1046 E Monroe Short Term Rental Appeal

- 6.E. [CPC AP 21-00124](#) Postpone an appeal of the administrative denial of a Short Term Rental permit renewal for 1046 E Monroe Street in the R1-6000 zone district due to a transfer of ownership, pursuant to City Code Sections 7.5.1702.B. and 7.5.1704.D.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

Attachments: [Staff Report - 1046 E Monroe St STR Denial](#)
[1046 E Monroe Continuance Request](#)
[1046 E Monroe St Appeal Submittal](#)
[PlanCOS Vision Map](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)
[7.5.1702.B ShortTermRentalPermitRequired](#)
[7.5.1704.D. ShortTermRentalPermitReviewCriteria](#)

Creekwalk North Commercial

- 6.F. [CPC MP 93-176-A5MN 21](#) Minor Amendment to the Ivywild Master Plan to add multiple properties between E. Ramona Ave. and E. St. Elmo Ave. to the area recognized as part of the Creekwalk Commercial project.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Planning Manager, Planning and Community Development Department

Attachments: [Creekwalk North Rezone CPC Staff Report 091621](#)
[Figure 1 - Creekwalk North Project Statements](#)
[Figure 2 - Creekwalk North Zoning](#)
[Figure 3 - Ivywild MP Amendment](#)
[Figure 4 - Creekwalk North Parcel E Zone Change](#)
[Figure 5 - Creekwalk North ROW Vacation](#)
[Figure 6 - Creekwalk Concept Plan Amendment](#)
[Figure 7 - 2018 Creekwalk Commercial Concept Plan](#)
[Figure 8 - SNURD Guidelines](#)
[7.5.408 Master Plan](#)

- 6.G.** [CPC V](#)
[21-0011321-5](#)
[16](#) Vacation of public right-of-way for Metzler Ave. and Creekwalk Ct., retaining public utility and public access easements, consisting of 0.528-acres.

(Legislative)

Presenter:

Ryan Tefertiller, Planning Manager, Planning and Community Development Department

Attachments: [Creekwalk North ROW Vacation](#)
[7.7.402.C Vacation Procedures](#)

- 6.H.** [CPC ZC](#)
[21-00112](#) Creekwalk North zone change from the R5 (Multi-Family Residential) zone district to the C5 (Intermediate Business) zone district located at 130 Metzler St. consisting of 0.38-acres.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Planning Manager, Planning and Community Development Department

Attachments: [Exhibit A - Creekwalk North Parcel E Zone Change](#)
[7.5.603.B Findings - ZC](#)

- 6.I.** [CPC CP](#)
[18-00097-A2](#)
[MJ21](#) Creekwalk North Concept Plan Amendment to expand the scope of the previously approved Creekwalk Commercial Concept Plan consisting of a total of 14.74-acres.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Planning Manager, Planning and Community Development Department

Attachments: [Creekwalk Concept Plan Amendment](#)
[7.5.501.E Concept Plans](#)

Solace at Black Forest

- 6.J.** [CPC CP](#)
[06-00146-A3](#)
[MJ21](#) A Major Concept Plan Amendment for the Solace at Black Forest project, illustrating a new lot configuration with seven (7) lots and two (2) tracts, private access drives and a land use mix of commercial and residential uses, located at the southeast corner of East Woodmen Road and North Marksheffel Road.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Attachments: [CPC Report_Solace@BlackForest](#)

[Concept Plan](#)

[Development Plan](#)

[Project Statement](#)

[Vision Map](#)

[Public Comments](#)

[SC Woodmen Plan](#)

[Context Map](#)

[7.5.501.E Concept Plans](#)

- 6.K.** [CPC CU 21-00050](#) A Conditional Use Development Plan for the Solace at Black Forest project, illustrating a 374-unit multi-family residential apartment complex with ancillary improvements.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Attachments: [Development Plan](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

7. Election of Chair and Vice Chair

- 7.A.** [CPC 21-542](#) Election of the Chair and Vice Chair

Presenter:

Peter Wysocki, Director of Planning & Community Development

8. Adjourn