



City of Colorado Springs

Regional Development
Center
2880 International Circle
Colorado Springs, CO
80910

Meeting Minutes - Final Planning Commission

Wednesday, September 14, 2022

9:00 AM Regional Building Department - 2880 International Circle

Park Vista Addition No. 5B Annexation

- 7.B. [CPC A 17-00127](#) An ordinance annexing to the City of Colorado Springs that area known as Park Vista Addition No. 5B consisting of 0.579 acres located at 1122 Orchid Street.

(Legislative)

Related Files: CPC A 17-00127R, CPC ZC 20-00037, CPC PFP 20-00038

Presenter:

Daniel Sexton, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

Attachments: [ORD_ParkVistaAddNo.5BAnnexation](#)
[Exhibit A - Annexation Legal Description](#)
[ParkVistaAddNo5B_DJS Presentation](#)
[CPC Staff Report ParkVistaAdd5B](#)
[Project Statement](#)
[Annexation Plat](#)
[BOR Assent Approval Letter](#)
[Draft AnnexationAgreement](#)
[Zone Change](#)
[Context Map](#)
[Preliminary-Final Plat](#)
[PublicComment](#)
[7.6.203-Annexation Conditions](#)

Park Vista Addition No. 5B Annexation

Staff presentation:

Daniel Sexton, Planning Supervisor Central Team, gave a PowerPoint presentation giving the history of the site and the scope and intent of the annexation.

Disclosure by Chair Hente that he's been involved with annexations in this area but doesn't have anything to do with this project and didn't think his prior experiences would influence him

Highlights:

- Annexation is for a little more than a half an acre.
- Zone establishment for the R5 (Multi-Family Residential) zone district.
- Area is part of an unincorporated enclaves
- Site is vacant land
- Annexation is taking in the private parcel as well as more of the public right-of-way which was an agreement between the City, the County and the applicant.
- The zone establishment is just for the parcel
- Modest grading on the site
- No additional relief for the site
- Additional curb and gutter to improve the street
- There is a known issue with flooding in this area
- Bringing in the site with the additional right-of-way will help address the flooding issues
- We're bring the enclaves in within this area to help with the current flooding issues
- South of the site the City and County are looking at a much larger stormwater solution for this area.

Public Notice:

- 261 property owners were notified on two occasions. One for internal review and one for Planning Commission
- Site was posted both times
- Staff received one written comment in opposition based on recent flooding issues

Applicant presentation:

David Hostetler, Land Development Consulting, representing the owner stated he didn't have a presentation. Mr. Hostetler stated they are mostly downstream from the complainant's lot. All their drainage is to the southwest on this site

Questions of Staff:

None

Questions of the Applicant:

None

Public Hearing:

Support:

No one in the audience or on the phone

Opposed:

No one in the audience or on the phone

DISCUSSION, MOTION, VOTE AND DECISION:

Commissioner Raughton will support the project because in the comprehensive plan which he served on and one of the stated objectives was to close enclaves within the City.

Motion by Commissioner Rickett, seconded by Vice Chair McMurray, to recommend approval to City Council the annexation of 0.579-acre as the Park Vista Addition No. 5B Annexation, based upon the findings that the annexation complies with the Conditions for Annexation criteria, as set forth in City Code Section 7.6.203. The motion passed by a vote of 9:0:0

Aye: 9 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Rickett, Commissioner Almy, Commissioner Hensler, Commissioner Foos and Commissioner Briggs

- 7.C. [CPC ZC 20-00037](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 0.165 acres located at 1122 Orchid Street establishing the R-5 (Multi-Family Residential) zone.

(Legislative)

Related Files: CPC A 17-00127R, CPC A 17-00127, CPC PFP 20-00038

Presenter:

Daniel Sexton, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

Attachments: [ORD_ZC_ParkVistaAdditionNo.5B](#)

[Exhibit A - Legal Desc](#)

[Exhibit B - Zone Change](#)

[7.5.603.B Findings - ZC](#)

See 7.B CPC A 17-00127

Motion by Commissioner Rickett, seconded by Vice Chair McMurray, that this Ordinance be accepted Recommend approval to City Council the establishment of 0.165-acre as R-5 (Multi-family Residential) zone district, based upon the findings that the proposal meets the criteria for establishing a zone, as set forth in City Code Section 7.5.603(B). The motion passed by a vote of

Aye: 9 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Rickett, Commissioner Almy, Commissioner Hensler, Commissioner Foos and Commissioner Briggs

7.D. [CPC PFP 20-00038](#) The Park Vista Addition No. 5B Subdivision Preliminary/Final Plat establishing a residential land use for two (2)-units located at 1122 Orchid Street.

(Quasi-Judicial)

Related Files: CPC A 17-00127R, CPC A 17-00127, CPC ZC 20-00037

Presenter:

Daniel Sexton, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

Attachments: [Preliminary-Final Plat](#)

[7.7.102 Subdivision Plats](#)

[7.7.204 Preliminary Plat Requirements](#)

[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

See 7.B CPC A 17-00127

Motion by Commissioner Rickett, seconded by Vice Chair McMurray, that this Planning Case be accepted Recommend approval to City Council the Park Vista Addition No. 5B Preliminary/Final Plat, based upon the findings the proposal meets the review criteria for a final subdivision plat, as set forth in City Code Section 7.7.102; a preliminary plat, as set forth in City Code Section 7.7.204; and a final subdivision plat, as set forth in City Code Section 7.7.303. The motion passed by a vote of

Aye: 9 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Rickett, Commissioner Almy, Commissioner Hensler, Commissioner Foos and Commissioner Briggs