



# City of Colorado Springs

## Special Meeting Agenda - Final City Council

City Hall  
107 N. Nevada Avenue  
Colorado Springs, CO  
80903

*City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event.*

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**Monday, February 26, 2024**

**1:00 PM**

**Council Chambers**

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### **Special meeting to hear a land use appeal**

#### **How to Watch the Meeting**

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council  
Facebook Page @cocity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- Stratus IQ Channel 76 / 99 (Streaming)

#### **How to Comment on Agenda Items**

Before the meeting, you may email general comments for items not on the agenda or comments regarding agenda items to: [allcouncil@coloradosprings.gov](mailto:allcouncil@coloradosprings.gov)

During the meeting, those who wish to comment should submit their name, telephone number, and the topic or agenda item for comment via [allcouncil@coloradosprings.gov](mailto:allcouncil@coloradosprings.gov) in addition to calling +1 720-617-3426 United States, Denver (Toll) and entering this Conference ID: 630 431 860#

Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

### **1. Call to Order and Roll Call**

### **2. Public Hearing**

**2.A.**    [APPL-24-0001](#)  
**Est. Time:** 4 hours

An appeal of the City Planning Commission decision to approve both The Market at Pine Creek Major Concept Plan Amendment changing 7.87 acres from Commercial to Commercial and Residential and the Royal Pine Apartments Development Plan establishing multi-family residential consisting of 7.87 acres located at 4150 Royal Pine Drive.  
(Quasi-Judicial)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning + Neighborhood Services  
Logan Hubble, Planner II, Planning + Neighborhood Services  
Peter Wysocki, Director, Planning + Neighborhood Services

**Attachments:**

[Staff Report Royal Pine LKH](#)  
[Concept Plan](#)  
[Concept Plan Project Statement](#)  
[Development Plan Revised 2.09.2024](#)  
[Development Plan](#)  
[Development Plan Project Statement](#)  
[Traffic Impact Analysis](#)  
[Development Plan Public Comments](#)  
[Royal Pine comments combined 1.8.24](#)  
[Updated Neighbor Comments](#)  
[Concept Plan Public Comments](#)  
[CPC Minutes RoyalPine Draft](#)  
[Appeal Documents](#)  
[D20 Response](#)  
[CPW Letter](#)  
[Appellant Holly Lawrence Letter](#)  
[Appellant Home Value Impact DBG - 7JAN2023](#)  
[Appellant LandAdvertisement](#)  
[Appellant NNA Slide](#)  
[Appellant Park Image](#)  
[Appellant PCVA Fire Evac](#)  
[Appellant PCVA Letter to Planning Commission](#)  
[Appellant Pine Creek High School Car Accident](#)  
[Appellant Royal Pines Apartments and Habitat Conservation Plan](#)  
[Appellant Royal Pines Apartments Letter Eddie Lawrence 12 30 2023](#)  
[Appellant The Wildlife of Pine Creek](#)  
[Appellant TrafficStudySurveyResults](#)  
[Appellant Trip Generated by Businesses - 1JAN2024](#)  
[Appellant Vue Apartments1](#)  
[Appellant Vue Apartments2](#)  
[Appellant Vue Apartments3](#)  
[Appellant Analysis of DBG Housing Data](#)  
[Appellant Briargate HCP](#)  
[Appellant Comments on Staff Report](#)  
[Appellant CommentsForPlanningCommission](#)  
[Appellant Eddie Lawrence City Planning Commission Speaking points](#)  
[Appellant Evac Explanation](#)  
[Appellant expanded IPaC Explore Location resources](#)

[Appellant Evac Study Still Shots](#)

[7.5.501.E Concept Plans](#)

[7.5.501 ADMINISTRATIVE DECISIONS GENERAL](#)

[7.5.515 DEVELOPMENT PLAN](#)

**3. Added Item Agenda**

**4. Adjourn**