

City of Colorado Springs

*Regional Development Center
2880 International Circle
Colorado Springs, CO 80910*



Regular Meeting Agenda - Final

Wednesday, December 13, 2023

9:00 AM

**Regional Development Center (Hearing Room)
2880 International Circle
Planning Commission**

OPTIONS FOR ATTENDING THE MEETING:

All meetings are open to the public. Those who wish to participate may do so in-person, online, or via phone.

Conference Call: Dial 1-720-617-3426, enter Conf ID: 910 370 844# and wait to be admitted.

MS Teams: Copy and paste or type into your web browser to join the MS Teams meeting online: <https://rebrand.ly/CityPlanningCommission-2023>

Attendees participating by telephone or MS Teams will be muted upon entry to the meeting. Please wait to be called on before speaking.

If you know you would like to comment on an agenda item, please contact the case planner for the item at 719-385-5905. If you are unable to contact them, there will still be an opportunity to speak during the meeting.

1. Call to Order and Roll Call**1.A. Election of Planning Commission Chair and Vice Chair****1.B. Selection and Nomination of Planning Commissioners to Various Boards and Committees****2.A Approval of the Minutes**

2.A.A. [CPC-23-585](#) Minutes for the October 11, 2023, Planning Commission Meeting

Presenter:

Scott Hente, Chair of the City Planning Commission

Attachments: [CPC_Minutes_10.11.23_draft](#)

2.A.B. [CPC-23-645](#) Minutes for the November 17, 2023 Planning Commission Meeting

Presenter:

James McMurray, City Planning Commission Vice Chair

Attachments: [CPC_Minutes_11.17.23_FINAL_v2](#)

2.B. Changes to Agenda/Postponements**3. Communications**

Peter Wysocki - Planning & Community Development Director

4. Consent Calendar

2315 Larimie Drive ADU

- 4.A. [CUDP-23-0021](#) A Conditional Use to allow for an integrated ADU in an R1-6 (Single-Family Residential Medium) zoned district consisting of a 7,110 sq. ft. lot located at 2315 Laramie Dr. (Quasi-Judicial)

Presenter:

Johnny Malpica, AICP, Planner II, Planning + Neighborhood Services

Attachments:

[CPC Staff Report 2315 Laramie Dr ADU JPM](#)

[Project Statement 2315 Laramie Dr – Integrated ADU](#)

[Context Map - 2315 Laramie Dr - Conditional Use for ADU](#)

[7.5.601 CONDITIONAL USE](#)

Quick Quack South Academy

- 4.B. [CUDP-23-0022](#) A Conditional Use to allow a Automobile and Light Vehicle Wash in the MX-M (Mixed-Use Medium Scale) zone district consisting of 1.97 acres located at 3002 South Academy Boulevard. (Quasi-Judicial).

Presenter:

Austin Cooper Planner II, Planning + Neighborhood Services

Attachments:

[CPC Staff Report Quick Quack Hancock and Academy APC](#)

[Project Statement - Quick Quack](#)

[Context Map - Quick Quack](#)

[7.5.601 CONDITIONAL USE](#)

Greenways Neighborhood Park Filing No. 1

- 4.C. [ZONE-23-0016](#) A Zone Map Amendment consisting of 45.328 acres located southeast of N Carefree and Tutt Blvd from PDZ/AP-O/SS-O (Planned Development Zone with Airport and Streamside Overlays) to PK/AP-O/SS-O (Public Park with Airport and Streamside Overlays).
(Quasi-Judicial)

Presenter:

Ann Odom, Planner II, Planning + Neighborhood Services

Attachments:

[Greenways - Staff Report](#)

[Project Statement Land Use Statement](#)

[Greenways - Context Map](#)

[7.5.514 LAND USE PLAN](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[7.5.302 LAND USE PLAN](#)

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.)

5. Items Called Off Consent Calendar

6. Unfinished Business

7. New Business

Ovation

- 7.A. [MAPN-23-0005](#) Establishment of the Ovation Land Use Plan for proposed Residential, consisting of 60.28 acres located northwest of Old Ranch Road and Powers Boulevard
(Quasi-judicial)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning + Neighborhood Services

Attachments:

[StaffReport Ovation KAW](#)

[Land Use Plan Ovation](#)

[GeohazardReport](#)

[Traffic Impact Analysis](#)

[7.5.514 LAND USE PLAN](#)

7.B. [ZONE-23-0014](#)

A zone change consisting of 60.28 acres located northwest of Old Ranch Road and Powers Boulevard from PK (Public Park) to R-Flex Low (Quasi-Judicial)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning + Neighborhood Services

Attachments:

[StaffReport_Ovation_KAW](#)

[Project Statement](#)

[Zone Change Exhibit A](#)

[Zone Change Exhibit B](#)

[GeohazardReport](#)

[Traffic Impact Analysis](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

8. Updates/Presentations**8. Informal Updates/Presentations****9. Adjourn**