

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, July 15, 2021

8:30 AM

OPEN TO THE PUBLIC

Planning Commission

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- CenturyLink Channel 18

How to Comment on Agenda Items

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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 21-383](#) Minutes for the May 20, 2021 City Planning Commission meeting

Presenter:

Reggie Graham, Chair, City Planning Commission

Attachments: [CPC Minutes draft 05.20.21](#)

3. Communications

Peter Wysocki - Director of 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.)

TOWNSHIP SUITES

- 4.A. [CPC ZC 21-00026](#) Zone change from PIP-1 (Planned Industrial Park 1) to PBC (Planned Business Center) consisting of 1.62 acres located west of Kelly Johnson and Goddard Street.

(Quasi-Judicial)

Presenter:

Andrew Bowen, Senior Planner, Planning & Community Development

Attachments: [CPC Report_Townplace Suites](#)
[PROJECT STATEMENT](#)
[PUBLIC COMMENT - RESPONSE LETTER](#)
[ZONE CHANGE](#)
[DEVELOPMENT PLAN](#)
[7.5.603.B Findings - ZC](#)

- 4.B. [CPC DP](#)
[21-00027](#) Establishment of a development plan for TownPlace Suites Hotel consisting of 1.62 acres located west of Kelly Johnson and Goddard Street.

(Quasi-Judicial)

Presenter:

Andrew Bowen, Senior Planner, Planning & Community Development

Attachments: [DEVELOPMENT PLAN](#)
[7.5.502.E Development Plan Review](#)

- 4.C. [CPC NV](#)
[21-00028](#) A Nonuse Variance from code section 7.3.204 to allow 55'-9" where 50' is typically allowed for the site. The site is zone PIP-1 (Light Industrial) located west of Kelly Johnson and Goddard Street consisting of 1.62 acres.

(Quasi-Judicial)

Presenter:

Andrew Bowen, Senior Planner, Planning & Community Development

Attachments: [7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview_NonuseVariance](#)

ASCENT AT QUAIL BRUSH

- 4.D. [CPC PUZ](#)
[21-00017](#) Zone change from A (Agricultural) to PUD/AO (Planned Unit Development; single-family residential, 10.1 DU/AC, 36-foot maximum building height with Airport Overlay) consisting of 3.68 acres located northwest of Adventure Way and Quail Brush Creek Drive.

(Quasi-judicial)

Presenter:

Katie Carleo, Planning Supervisor, Planning & Community Development

Attachments: [CPC Staff Report Ascent at Quail Brush Development](#)
[PROJECT STATEMENT](#)
[PUBLIC COMMENT](#)
[PUBLIC COMMENT RESPONSE](#)
[DEVELOPMENT PLAN](#)
[PLAN COS VIBRANT NEIGHBORHOODS](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 4.E. [CPC PUD 21-00018](#) Establishment of the Ascent at Quail Brush PUD Development Plan for single-family residential development consisting of 3.68 acres located northwest of Adventure Way and Quail Brush Creek Drive. (Quasi-judicial)

Presenter:

Katie Carleo, Planning Supervisor, Planning & Community Development

Attachments: [DEVELOPMENT PLAN](#)
[7.5.502.E Development Plan Review](#)
[7.3.606 PUD Development Plan](#)

RUSTIC HILLS REDEVELOPMENT

- 4.F. [CPC ZC 20-00172](#) A Zone Change request for 19.4 acres of land associated with the Rustic Hills Redevelopment project, rezoning from PBC/SS (Planned Business Center with Streamside Overlay) to M1/cr/SS (Light Industrial with Conditions of Record and Streamside Overlay), located at 3910 Palmer Park Boulevard and 1605 North Academy Boulevard.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Attachments: [CPC Report RusticHills](#)
[Exhibit A - Zone Change](#)
[Development Plan Amendment](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[PublicComments](#)
[CGS Letter](#)
[Context Map](#)
[7.5.603.B Findings - ZC](#)

- 4.G.** [PD DP](#)
[64-62-A39MJ](#)
[20](#) A Major Development Plan Amendment for the Rustic Hills Redevelopment project illustrating a change of use to establish commercial and industrial uses and minor building and site changes, located at 3910 Palmer Park Boulevard and 1605 North Academy Boulevard.

(Quasi-Judicial)

Presenter:
Daniel Sexton, Planning Supervisor, Planning & Community Development

Attachments: [Development Plan Amendment 8.5x11](#)
[7.5.502.E Development Plan Review](#)

SKYVIEW VILLAGE

- 4.H.** [CPC PUZ](#)
[21-00019](#) A zone change of 7.3 acres from PBC/AO (Planned Business Center with Airport Overlay) to PUD/AO (Planned Unit Development with a density of 9.9 units per acre and maximum height of 35 feet, with Airport Overlay), located at the northwest corner of Powers Boulevard and Hancock Expressway.

(Quasi-Judicial)

Presenter:
Tasha Brackin, Senior Planner, Planning & Community Development

Attachments: [Skyview Village Development Plan](#)
[Project Statement - Sky view Village](#)
[Public Comment - Skyview Village](#)
[Airport Advisory Commission Comments](#)
[Exhibit A - Zone Change Legal Description](#)
[Exhibit B - Zone Change Exhibit](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 4.I. [CPC PUD](#)
[21-00020](#) The Skyview Village Development Plan for development of 73 residential lots on 7.3 acres located at the northwest corner of Powers Boulevard and Hancock Expressway.
- (Quasi-Judicial)
- Presenter:
Tasha Brackin, Senior Planner, Planning & Community Development

Attachments: [Skyview Village Development Plan 8.5x11](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

TOOL ZONE

- 4.J. [CPC UV](#)
[21-00067](#) A Use Variance Development Plan for the Tool Zone project to permit a construction sales and services use type in the OC (Office Complex) zone district, located at 1316 North Academy Boulevard.
- (Quasi-Judicial)
- Presenter:
William Gray, Senior Planner, Planning & Community Development Department

Attachments: [Staff Report_ToolZone](#)
[Use Variance Development Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Context Map](#)
[Vicinity Map](#)
[7.5.803.B Use Variance Review Criteria](#)
[7.5.502.E Development Plan Review](#)

ITEMS CALLED OFF CONSENT

5. UNFINISHED BUSINESS

CREEKSIDE AT ROCKRIMMON

- 5.A. [CPC PUD
20-00109](#) Postpone a PUD development plan for the Creekside at Rockrimmon project to the August 19, 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](#)

6. NEW BUSINESS CALENDAR

DOWNTOWN FLYING HORSE

- 6.A. [CPC MP
06-00219-A10
MJ21](#) Major Amendment to the Flying Horse Master Plan located north and west of the New Life Drive and Interquest Parkway intersection.

(Legislative)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

- Attachments:** [Staff Report - Downtown Flying Horse](#)
[Flying Horse Master Plan Amendment 8.5x11](#)
[Downtown Flying Horse Concept Plan 8.5x11](#)
[Project Statement](#)
[Surrounding Zoning & Context Map](#)
[Public Comments](#)
[Fiscal Impact Analysis](#)
[CPC Additional Public Comments](#)
[7.5.408 Master Plan](#)

6.B. [CPC PUZ 19-00153](#) Zone Change of 67.42 acres from A (Agriculture) and PUD (Planned Unit Development: Single-family Residential, 35-foot maximum building height, 4.45 du/ac) to PUD/CR (Planned Unit Development with Conditions of Record: Mixed-Use with 125-foot maximum building height) located north and west of the New Life Drive and Interquest Parkway intersection.

(Quasi-Judicial)

Presenter:
 Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

- Attachments:** [Surrounding Zoning & Context Map](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

6.C. [CPC PUP 19-00154](#) Concept Plan for the Downtown Flying Horse development illustrating 67.42 acres of mixed medium to high density residential, commercial, hospitality, and office land uses located north and west of the New Life Drive and Interquest Parkway intersection.

(Quasi-Judicial)

Presenter:
 Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

- Attachments:** [Downtown Flying Horse Concept Plan 8.5x11](#)
[7.5.501.E Concept Plans](#)
[7.3.605 PUD Concept Plan](#)

TWEEDLIFE

6.D. [CPC CU 21-00032](#) A Conditional Use Development Plan for the Tweedlife project illustrating the change of use from general retail to medical marijuana

facility with optional premises cultivation operation and infused product manufacturing (nonhazardous) in an existing 62,700 square foot commercial building and ancillary site changes, located 3525 and 3555 S Citadel Drive.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Attachments: [CPC Report_Tweedlife](#)
[CONDITIONAL USE DEVELOPMENT PLAN](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Context Map](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

OPCO - 555 N MURRAY

- 6.E. [CPC CU](#)
[21-00061](#) A Conditional Use Development Plan for the 555 North Murray OPCO project to permit a medical marijuana optional premises cultivation operation use, located at 555 North Murray Boulevard.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning & Community Development Department

Attachments: [Staff Report_555 N Murray OPCO](#)
[Conditional Use Development Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comment](#)
[Context Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

MVS CENTENNIAL EAST

- 6.F. [CPC MPA](#)
[00-00103-A3](#)
[MJ21](#) A major amendment to the Mesa Springs Community Plan located southeast and southwest of the Centennial BLVD and West Van Buren Street Intersection.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Community Development

- Attachments:** [CPC Staff Report MVS Centennial East](#)
[Mesa Springs Community Plan](#)
[Exhibit A - Zone Change](#)
[MVS Centennial PUD](#)
[MVS Centennial East Concept Plan](#)
[Project Statement](#)
[Restrictive Notice Area](#)
[Surrounding Uses](#)
[Vision Map](#)
[Areas of Change](#)
[Vibrant Neighborhoods Framework](#)
[AERIAL](#)
[CPC NeighborComments MVSCentennialE](#)
[7.5.408 Master Plan](#)

6.G. [CPC ZC 21-00041](#)

A rezoning of 9.09 acres from PUD (Planned Unit Development) to PBC/CR (Planned Business Center with conditions of record) located southeast of the Centennial BLVD and West Van Buren Street Intersection.

(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Community Development

- Attachments:** [Exhibit A - Zone Change zoning](#)
[Restrictive Notice Area](#)
[7.5.603.B Findings - ZC](#)

6.H. [CPC PUP 09-00128-A2 MJ21](#)

A PUD Concept Plan Amendment to remove single-family use from the eastern side of Centennial BLVD located southeast of the Centennial BLVD and West Van Buren Street Intersection.

(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Community Development

Attachments: [MVS Centennial PUD](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

- 6.I.** [CPC CP 21-00043](#) A Concept Plan for MVS Centennial East for 4.2 acres as religious institution and commercial, and 4.9 acres as commercial and office, located southeast of the Centennial BLVD and West Van Buren Street Intersection.

(Quasi-Judicial)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning & Community Development

Attachments: [MVS Centennial East Concept Plan](#)
[7.5.501.E Concept Plans](#)

MARK DABLING COTTAGES

- 6.J.** [CPC ZC 21-00029](#) A Zone Change request for 12.78 acres of land associated with the Mark Dabling Cottages project, rezoning it from PIP-2/cr/SS/HS (Planned Industrial Park with Conditions of Record and Streamside and Hillside Overlays) to R-5/SS/HS (Multi-Family Residential with Streamside and Hillside Overlays), located at 6550 and 6650 Mark Dabling Boulevard.

(Quasi-Judicial)

Presenter:
Daniel Sexton, Planning Supervisor, Planning & Community Development

Attachments: [CPC Report MarkDablingCottages](#)
[Exhibit A - Zone Change](#)
[Concept Plan 8.5X11](#)
[Project Statement](#)
[PlacCOS Vision Map](#)
[Public Comments](#)
[CPC AdditionalPublicComments MarkDablingCottages](#)
[CGS Letter](#)
[BNSF Comments](#)
[Noise Analysis Memo](#)
[Context Map](#)
[7.5.603.B Findings - ZC](#)

- 6.K.** [CPC CP 21-00030](#) A Concept Plan for the Mark Dabling Cottages project establishing the envisioned development parameters for a multi-family residential development, located at 6550 and 6650 Mark Dabling Boulevard.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

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

7. PRESENTATIONS/UPDATES - None

8. Adjourn