



# City of Colorado Springs

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## Meeting Minutes - Draft Planning Commission

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Wednesday, August 10, 2022

9:00 AM

PPRBD - 2880 International Circle

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### 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.)

#### **Victory Ridge Park**

**4.A. CPC ZC  
22-00097**

An ordinance amending the zoning map of the City of Colorado Springs relating to 7.98 acres located northeast of the Thunder Mountain Avenue and Daydreamer Drive intersection from PUD (Planned Unit Development) to PK (Public Park)

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**This Ordinance was recommended for approval on the Consent Calendar to the City Council**

#### **Cradle Home Daycare**

**4.B. [CPC CU](#)  
[22-00063](#)**

A conditional use development plan application (The Cradle Family Child Care) to allow a large daycare home with a maximum number of twelve (12) children and infants to the existing small daycare home. The project site is currently zoned R1-6,000/AO (Single-Family Residential with Airport Overlay) located at 2911 Poughkeepsie Drive.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

**This Planning Case was approved on the Consent Calendar**

**Freestyle North at Banning Lewis Ranch**

- 4.E. [CPC MP 87-00381-A3 0MJ22](#) A Major Master Plan Amendment to the Banning Lewis Ranch Master Plan for 557.357-acres to accommodate a mixed residential development as well as a future roadway network, located east of Marksheffel Road and between the future extensions of Stetson Hills Boulevard, Barnes Road and Banning Lewis Parkway.

(QUASI-JUDICIAL)

Presenter:  
Daniel Sexton, Principal Planner, Planning & Community Development

**This Resolution was recommended for approval on the Consent Calendar to the City Council**

- 4.F. [CPC PUZ 22-00004](#) A PUD zone change rezoning 557.357-acres from R1-6000/R1-6000/cr/R5/cr/PBC/cr/PUD/SS/AO (Single-Family Residential, Single-Family Residential with Conditions of Record, Multi-Family Residential with Conditions of Record, Planned Business Center with Conditions of Record, Planned Unit Development and Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: Residential, 2.0-24.99 du/ac, 35'-50' Max. Building Heights with Streamside and Airport Overlays), located east of Marksheffel Road and between the future extensions of Stetson Hills Boulevard, Barnes Road and Banning Lewis Parkway.

(QUASI-JUDICIAL)

Presenter:  
Daniel Sexton, Principal Planner, Planning & Community Development

**This Ordinance was recommended for approval on the Consent Calendar to the City Council**

- 4.G. [CPC PUP 22-00005](#) A PUD Concept Plan for the Freestyle North at BLR project illustrating a phased residential development with a mix of land uses and public and private improvements. The project is located east of Marksheffel Road and between the future extensions of Stetson Hills Boulevard, Barnes Road and Banning Lewis Parkway.

(QUASI-JUDICIAL)

Presenter:  
Daniel Sexton, Principal Planner, Planning & Community Development

Development

**This Planning Case was recommended for approval on the Consent Calendar to the City Council**

**Enclaves at Mountain Vista East**

- 4.H. CPC MP 87-00381-A3 MJ22** A resolution approving a major amendment to the Banning Lewis Ranch Master Plan changing land use designations from residential-medium high, neighborhood retail, school, and park to residential-medium, commercial, mixed commercial/residential-high, park and open space consisting of 184.29 acres located east of the North Marksheffel Road and Barnes Road intersection.

(Legislative)

Related Files: CPC PUZ 22-00034 and CPC PUP 16-00013-A4MJ22

Presenter:

William Gray, Senior Planner, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

**This Resolution was recommended for approval on the Consent Calendar to the City Council**

- 4.I. CPC PUZ 22-00034** An ordinance amending the zoning map of the City of Colorado Springs for the Enclaves at Mountain Vista Ranch East project changing 184.29 acres from R-1 6000/PBC/AO/R-5/PUD/PK/SS/AO (Single-Family Residential, Planned Business Center, Multi-Family Residential, Planned Unit Development, and Public Parks with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: Residential, 3.5 dwelling units per acre to 24.99 dwelling units per acre, and 35 feet maximum building height; and Commercial, 138,500 square feet maximum, and 45 feet maximum building height, with Streamside and Airport Overlays).

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A31MJ22 and CPC PUP 16-00013-A4MJ22

Presenter:

William Gray, Senior Planner, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

**This Ordinance was recommended for approval on the Consent Calendar to the City Council**

- 4.J. CPC PUP 16-00013-A4 MJ22** A PUD Concept Plan for the Enclaves at Mountain Vista Ranch East project illustrating a phased residential and commercial development with a mix of land uses, public and private improvements, and the realignment of Barnes Road.

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A31MJ22 and CPC PUZ 22-00034

Presenter:

William Gray, Senior Planner, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

**This Planning Case was recommended for approval on the Consent Calendar to the City Council**

Approval of the Consent Agenda

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**Motion by Commissioner Rickett, seconded by Commissioner Hensler, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of**

**Aye:** 6 - Chair Hente, Commissioner Slattery, Commissioner Rickett, Commissioner Almy, Commissioner Hensler and Commissioner Briggs

**Absent:** 1 - Commissioner Raughton