

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, June 16, 2022

8:30 AM

**Open to the Public
720-617-3426 Conf ID: 181 325 870#**

Planning Commission

How to Watch the Meeting...

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- StratusIQ Channel 76/99 (Streaming)

How to Comment on Agenda Items

Those who wish to comment during the meeting should call 720-617-3426 and enter Conf ID: 181 325 870# and wait to be admitted into the meeting

or

Copy and paste or type into your web browser to join the MS Teams meeting via the Web:

<https://rb.gy/ifa9h1>

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 and Roll Call

2. Changes to Agenda/Postponements

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.)

120 N 34th St

4.A. [CPC DP
21-00055](#)

A development plan for Thomas Subdivision to subdivide an existing lot into two single-family lots. This site is zoned R1-6/HS (Single-family residential with Hillside Overlay), consists of 15,750 square feet, and located at 120 N. 34th Street.

(Quasi-Judicial)

Presenter:

Kerri Schott, Planner II, Planning & Community Development

Attachments: [120 N 34th St CPC Staff report REVISED](#)
[Development Plan](#)
[Project Statement](#)
[Subdivision Waiver](#)
[Thomas Subdivision Map Sheet](#)
[Thomas Subdivision Revocable License](#)
[Public Comments](#)
[Plan COS Vibrant Neighborhoods Map](#)
[Ordinance 79-16 - Princeton Rd](#)
[7.5.502.E Development Plan Review](#)

- 4.B. [CPC SW](#)
[21-00056](#) A subdivision waiver to allow access through an alley instead of direct access to a public street. The site is zoned R1-6/HS (Single-family residential with Hillside Overlay) and located at 120 N 34th Street.

(Quasi-Judicial)

Presenter:

Kerri Schott, Planner II, Planning & Community Development

Attachments: [Subdivision Waiver](#)
[Thomas Subdivision Map Sheet](#)
[Thomas Subdivision Revocable License](#)
[7.7.1302 Waiver of Subdivision Dev](#)

Academy Park Loop

- 4.C. [CPC CU](#)
[20-00046](#) A conditional use development plan for the Academy Park Loop Apartments for a 48-unit townhome development. The site is zoned PBC (Planned Business Center), is located at 1125 Academy Park Loop, and consists of 3.31 acres

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Attachments: [CPC Academy Park Use CUDP](#)
[DP PLAN SET](#)
[Academy Park Loop Townhomes - Project Statement & Nonuse Variance](#)
[plancos_ch1_areas_of_change](#)
[plancos_strong_connections_map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

- 4.D. [AR NV](#)
[21-00083](#) A non-use variance for the rear yard setback of the Academy Park Loop townhomes to allow a 15-foot rear yard setback where a 25-foot setback is required per City Code Section 7.3.104. The site is zoned PBC (Planned Business Center), is located at 1125 Academy Park Loop, and consists of 3.31 acres

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

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

Seven Arrows Home Daycare

- 4.E. [CPC CU](#)
[22-00072](#) A conditional use development plan for a licensed large daycare home with attendance of seven (7) to twelve (12) children. The site is zoned R-1 6000/AO (Single-family residential with Airport Overlay) is 0.21 acres in size and located at 1970 Seven Arrow Drive.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Community Development

Attachments: [CPC Staff Report Seven Arrow Large In-home Daycare](#)
[Conditional Use Development Plan](#)
[Project Statement](#)
[Project Statement Supplemental](#)
[Public Comment](#)
[Public Comment Response](#)
[Context Map](#)
[Vicinity Map](#)
[PlanCOS Vision Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Avenida Senior Living

- 4.F. [CPC CU
21-00158](#) A conditional use development plan for Avenida Senior Living located at 55 Grand Cordera Parkway and consisting of 6.06 acres.

(QUASI-JUDICIAL)

Presenter:

Daniel Besinaiz, Senior Planner, Planning & Community Development

Attachments: [Avenida - CPC Report - Final](#)
[Conditional Use Development Plan_ltr](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[PublicComments](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

- 4.G. [CPC NV
21-00159](#) A non-use variance for a reduction in the minimum required parking spaces at a site located at 55 Grand Cordera Parkway consisting of 6.06 acres.

(QUASI-JUDICIAL)

Presenter:

Daniel Besinaiz, Senior Planner, Planning & Community Development

Attachments: [7.5.802.B Nonuse Variance Criteria](#)
[7.4.203.A Parking Space Req by Use](#)
[7.5.802.E GuidelinesforReview_NonuseVariance](#)

518 & 520 W Brookside

- 4.H. [CPC ZC
22-00055](#) A zone change relating to 0.37-acres located at 520 and 518 West Brookside Street from R1-6000 (Single-Family Residential) to R2 (Two-Family Residential)

(Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning & Community Development.

Attachments: [CPC Staff Report Brookside](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Zone Change Depiction](#)
[Project Statement](#)
[Concept Plan](#)
[Vibrant Neighborhoods Framework](#)
[Vision Map](#)
[Land Use Types](#)
[Aerial](#)
[7.5.603.B Findings - ZC](#)

- 4.I. [CPC CP
22-00056](#) A concept plan to bring the existing duplexes into conformance by rezoning the properties located at 518 & 520 West Brookside Street

(Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning & Community Development.

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

Dang Daycare - Engleton Home Daycare

- 4.J. [CPC CU
22-00022](#) A conditional use development plan to establish a large home daycare at 8105 Engleton Court.

(Quasi-Judicial)

Presenter:

Drew Foxx, Planner II, Planning & Community Development

Attachments: [CPC Staff Report Dang Daycare](#)
[Project Statement](#)
[Site Plan](#)
[Public Comments](#)
[Public Response](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

5. ITEMS CALLED OFF CONSENT

6. UNFINISHED BUSINESS

Community Development Impact Fees

- 6.A.** [CPC CA 22-00016](#) An Ordinance creating new Part 19 (Citywide Development Impact Fees) of Article 5 (Administration and Procedures) of Chapter 7 (Planning Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Citywide Development Impact Fees

Presenter:

Charae McDaniel, Chief Financial Officer

Peter Wysocki, Planning and Community Development Director

Attachments: [COS Impact Fee presentation - 06-15-2022 - Planning Commission](#)
[ORD_ImpactFees 22-6-14](#)
[ImpactFeesRES-2022-06-14](#)
[Impact Fee - Exhibit A to Resolution - Ch 7 Use Type Fee Tiers - 02-16-22](#)
[CRSA 29-20-203 Conditions on land-use approvals](#)
[CRSA 29-20-1045 Impact fees--definition](#)

7. NEW BUSINESS CALENDAR

Flying Horse Parcel 22

- 7.A.** [CPC MP 06-00219-A11 MJ22](#) A Major Master Plan Amendment to the Flying Horse Master Plan for parcel 22 which is currently designated office to establish office, commercial and residential land uses at the site located east of the intersection of Silversmith Road and Silver Rose Lane.
(Legislative)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning and Community Development

Attachments: [StaffReport_KAW_FlyingHorse22](#)
[Project Statement](#)
[Flying Horse Master Plan](#)
[Zone Change](#)
[Concept Plan Amendment](#)
[FIA Below Threshold Flying Horse Parcel 22](#)
[Vision Map](#)
[7.5.408 Master Plan](#)

- 7.B.** [CPC PUZ 22-00024](#) A zoning map amendment for 5.915 acres located east of the intersection of Silversmith Road and Silver Rose lane from PUD (height maximum is 45 feet for all lots west of Silver Rose Lane and

35 feet for all lots east of Silver Rose Lane) and A (Agricultural) to PUD (Planned Unit Development: Commercial, Office, or Residential, 20 dwelling units per acre, maximum 90,000 square feet of non-residential with a maximum building height of 35-feet) (Quasi-Judicial)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning and Community Development

Attachments: [Zone Change](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

- 7.C. [CPC PUP](#)
[13-00033-A3](#)
[MJ22](#) A PUD concept plan amendment for Flying Horse Parcel 22 located east of the intersection of Silversmith Road and Silver Rose Lane. (Quasi-Judicial)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning and Community Development

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

Pike View

- 7.D. [CPC MPA](#)
[04-00043-A9](#)
[MJ22](#) A Major Amendment to the Hill Properties Master Plan for 22 acres located at the southwest corner of W Fillmore St at Centennial Blvd to change 17 acres from Community Commercial and 5 acres from Office to Residential (12-16.99 du/ac). (Legislative)

Presenter:

Caleb Jackson, AICP, Senior Planner, Planning & Community Development

- Attachments:** [CPC Staff Report Pike View](#)
[Project Statement](#)
[Master Plan Amendment_Hill Properties](#)
[FIA](#)
[Zone Change](#)
[Concept Plan](#)
[Public Comment](#)
[Public Comment - Applicant Response](#)
[Vicinity Map](#)
[PlanCOS Vision Map](#)
[PlanCOS Vibrant Neighborhoods Framework](#)
[PlanCOS Unique Places Framework](#)
[PlanCOS Majestic Landscapes Framework](#)
[PlanCOS Areas of Capacity and Change](#)
[7.5.408 Master Plan](#)

7.E. [CPC PUZ 22-00052](#) A Zone Change of 35.65 acres from PUD/SS (Planned Unit Development: Commercial with Streamside Overlay) and 11.18 acres zoned OC (Office Complex) to PUD/SS (Planned Unit Development: Residential, maximum density of 8 du/ac, maximum height of 55', with Streamside Overlay) located at the southwest corner of W Fillmore St at Centennial Blvd. (Quasi-judicial)

Presenter:
 Caleb Jackson, AICP, Senior Planner, Planning & Community Development

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

7.F. [CPC PUP 22-00053](#) A PUD Concept Plan for 46.83 acres located at the southwest corner of W Fillmore St at Centennial Blvd for a multi-family development. (Quasi-judicial)

Presenter:
 Caleb Jackson, AICP, Senior Planner, Planning & Community Development

- Attachments:** [Concept Plan](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

Kum & Go Appeal

7.G. [AR DP
21-00813](#)

An appeal of the administrative approval of the Kum & Go Gas and C-Store Development Plan on a 1.039-acre site located on the southwestern corner of 8th Street and West Brookside Street.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner 2, Planning and Community Development Department

Attachments: [Kum & Go Gas Station Appeal CPC Staff Report 061622](#)
[Appeal Statement Urban Strategies](#)
[Appeal Statement Severson](#)
[Applicant Appeal Response](#)
[Approval Letter Development Plan](#)
[Approved Plan Set](#)
[Context Map](#)
[PlanCOS Vision Map](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)
[7.5.502.E Development Plan Review](#)
[kum&goappellantexhibit](#)
[PublicComments](#)

7.H. [AR FP
21-00814](#)

An appeal of the administrative approval of the K & G subdivision plat for the site located on the southwestern corner of 8th Street and West Brookside Street.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner 2, Planning and Community Development Department

Attachments: [Approved Final Plat](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)

8. PRESENTATIONS/UPDATES - None**9. Adjourn**