



City of Colorado Springs

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

Meeting Minutes - Draft Planning Commission

Thursday, November 21, 2019

8:30 AM

Council Chambers

Chapel Heights

- 6.C. [CPC PUZ 19-00078](#) A zone change pertaining to 42.04 acres located at 1111 Academy Park Loop, changing the zone from SU/AO (Special Use with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay) zone district.

(QUASI-JUDICIAL)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

Staff presentation:

Rachel Teixeira, City Planning, presented a PowerPoint with the scope and intent of this project.

Applicant Presentation:

Jim Houk, Thomas & Thomas, presented a PowerPoint with the scope and intent of this project.

Jim Byers, Challenger Homes, discussed the project's vision and benefit to the community.

Supporters:

Steven De Luna, lives in the area

- Suggested a light on Fountain or Academy because it is difficult to get past that point
- Concerned about the homeless underneath the bridge on Fountain

Opponents:

None

Questions:

Commissioner Rickett asked if anyone had spoken to the school district about the development and how it could potentially add 1,000 new kids to the school district. Mr. Houk said they did not directly contact the school district, but there were no comments from the school district through the review process.

Peter Wysocki, Director of Planning and Community Development, explained that all applications get routed for the normal buck slip process to the review agencies, which includes the applicable school districts. Also, with new residential development, City Code requires dedication of land for a school or a payment of in lieu fees. In this case, the applicant would be paying a fee per unit.

Commissioner Raughton asked why the applicant chose not to use the opportunity zone. Mr. Byers said there was talk with City Staff on how the opportunity zone worked, which would require ownership of the property for a decade or more, and that is not something they were interested in. Mr. Byers said they build homes and sell them and what happens beyond that is up to the property owner.

Commissioner Graham asked if parks were considered in this development. Mr. Byers explained there would be a community center located in the existing chapel because it is a fabulous building and will offer the typical community center activities. Mr. Byers said there has been discussion with Pikes Peak Library District to try and utilize some of the other space. Mr. Byers shared that the area around the chapel will remain open space.

Commissioner Almy asked if this project furthers attainable housing goals in any way. Mr. Byers said that was actually one of Challenger Homes focus to provide development for entry level buyers.

Commissioner Rickett asked where the rental area was going to be set up. Mr. Byers explained they were providing a super pad for that product. It will be a different company that will be providing the rental. The thought process for the overall land plan was to have a smaller product to start out with and as you move through the site, there is an opportunity to move up.

Commissioner McMurray questioned the PUD review criteria and wanted clarification from the other commissioners on if the project meets g., h., i., m., and n. Commissioner McMurray said he was not sure that he could answer those based on everything he has seen or heard.

Commissioner Raughton said from his perspective this project was an infill development, it was in the Economic Development zone in the southeast area, which enhances the neighborhood, and that was why he would be supporting the project.

Commissioner McMurray said he would agree with that sentiment but again, he would not be able to answer questions from the review criteria and wanted to

know if he was supposed to go by faith. Mr. Byers said those items would be addressed in the development plan that was submitted after the application that was currently before the commission.

Commissioner McMurray asked if the development plan would be approved administratively. Ms. Meggan Herington, Assistant Director of Planning and Community Development, said that was correct, it would be approved administratively. Commissioner McMurray said he would like this conversation to continue at a work session on how these things are approached in the future when the development plan is approved administratively.

DISCUSSION AND DECISION OF PLANNING COMMISSION:

Commissioner Raughton commended the applicant and said this redevelopment will fit right in to some of the vision that was in the comprehensive plan for this area.

Commissioner Almy said he was encouraged by the use of the land because it was at risk of becoming a blighted area.

Commissioner Hente commended Challenger on their move to try and make improvements to the southeast part of town.

Motion by Vice Chair Hente, seconded by Commissioner Raughton, to recommend approval to City Council the zone change of 42.04-acres from SU/AO (Special Use with Airport Overlay) to PUD/AO (Planned Unit Development: single-family attached and detached, 8-11.99 dwelling units per acres with a maximum height of 35 feet; single-family attached, 12-24.99 dwelling units per acres with a maximum height of 35 feet; multi-family residential, 12-24.99 dwelling units per acres with a maximum height of 35 feet, and community center on 1.97 acres with a maximum height of 50 feet, and Airport Overlay), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B), as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy and Commissioner Rickett

Absent: 1 - Commissioner Wilson

- 6.D. [CPC PUP 19-00079](#) A concept plan for Chapel Heights illustrating future development of 42.04 acres located at 1111 Academy Park Loop for a mixed residential use development of single-family attached and detached lots, and multi-family duplexes.

(QUASI-JUDICIAL)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

See Item 6.C. (CPC PUZ 19-00078)

Motion by Vice Chair Hente, seconded by Commissioner Raughton, to recommend approval to City Council the Chapel Heights Concept Plan for single-family attached and detached and multi-family residential, based upon the findings that the PUD concept plan complies with the review criteria for concept plans as set forth in City Code Section 7.5.501(E) and criteria for PUD concept plans set forth in City Code Section 7.3.605.

The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy and Commissioner Rickett

Absent: 1 - Commissioner Wilson