



City of Colorado Springs

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

Meeting Minutes - Draft Planning Commission

Thursday, July 18, 2019

8:30 AM

Council Chambers

1. Call to Order

Present: 6 - Scott Hente, Jim Raughton, Vice Chair Reggie Graham , Chair Rhonda McDonald, Alison Eubanks and Natalie Wilson

Absent: 3 - James McMurray, John Almy and Marty Rickett

2. Approval of the Minutes

2.A. [19-378](#) Minutes for the May 16, 2019 City Planning Commission

Presenter:
Chair

Motion by Raughton, seconded by Eubanks, to approve the minutes for the May 16, 2019 City Planning Commission meeting.

The motion passed by a vote of 6:0:3:0

Aye: 6 - Hente, Raughton, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

Absent: 3 - McMurray, Almy and Rickett

3. Communications

Peter Wysocki - Director of Planning and Community Development

ELECTION OF CHAIR AND VICE CHAIR

[CPC 816](#) Election of Planning Commission Chair and Vice Chair

Presenter:
Planning Commission Chair

Commissioner Raughton nominated Commissioner Hente for vice chair.

**The result of the roll call vote was:
Commissioner Hente was elected as Vice Chair by a vote of 6:0:3:0.**

Aye: 6 - Hente, Raughton, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

Absent: 3 - McMurray, Almy and Rickett

Commissioner Hente nominated Commissioner Graham for chair.

The result of the roll call vote was:

Commissioner Graham was elected as Chair by a vote of 6:0:3:0.

Aye: 6 - Hente, Raughton, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

Absent: 3 - McMurray, Almy and Rickett

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.)

Items 4.A. and 4.B. were pulled from the Consent Calendar by a citizen. Only item 4.C. on the Consent Calendar was voted on.

Cathedral Rock View Street Name Change

- C. [CPC SN 19-00060](#) A street name change from Cathedral Rock View to Cathedral Sky View for the eastern stem of the private street beginning south of Treeline View to its terminus at the unplatted land at the south end of the Cathedral Ridge at Garden of the Gods Club Filing No. 5A subdivision.

(Quasi-Judicial)

Presenter:

Chris Staley, Planner II, Planning and Community Development

Motion by Vice Chair Graham, seconded by Eubanks, to approve the proposed street name change from Cathedral Rock View to Cathedral Sky View, based upon the finding that the street name change complies with the review criteria in City Code Section 7.7.704.D.7.

The motion passed by a unanimous vote on the Consent Calendar: 6:0:3:0

Approval of the Consent Agenda

Approval of the Consent Agenda

Motion by Vice Chair Graham, seconded by Eubanks, 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 - Hente, Raughton, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

Absent: 3 - McMurray, Almy and Rickett

ITEMS CALLED OFF CONSENT

Caliber at Voyager

This two items associated with this project, CPC CU 19-00014 and CPC R 19-00015 were called off consent by a citizen.

- A. [CPC CU 19-00014](#) A conditional use development plan for the Caliber at Voyager project illustrating a 193-unit multi-family residential apartment complex with ancillary site improvements on a 7.8-acre site, located at 1510 Telstar Drive.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Motion by Vice Chair Graham, seconded by Eubanks, to approve the conditional use development plan for the Caliber at Voyager project, based upon the findings that the request meets the review criteria for granting a conditional use as set forth in City Code Sections 7.5.704 and a development plan as set forth in City Code Section 7.5.502(E).

The motion passed by a vote of 4:2:3:0

Aye: 4 - Raughton, Vice Chair Graham, Chair McDonald and Eubanks

No: 2 - Hente and Wilson

Absent: 3 - McMurray, Almy and Rickett

- B. [CPC R 19-00015](#) A request for administrative relief for the Caliber at Voyager project consisting of a proposal to allow a maximum building height of 51.75 feet, which is 6.75 feet above the maximum building height of 45 feet established under City Code Section 7.3.204, located at 1510 Telstar Drive.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Motion by Vice Chair Graham, seconded by Eubanks, to approve the administrative relief request for the Caliber at Voyager project, based upon the findings that the request meets the review criteria for granting an administrative relief as set forth in City Code Section 7.5.1102.

The motion passed by a vote of 5:1:3:0

Aye: 5 - Raughton, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

No: 1 - Hente

Absent: 3 - McMurray, Almy and Rickett

5. UNFINISHED BUSINESS

Transit Mix CMRS

- 5.A. [AR CM2 18-00636](#) An appeal of the administrative denial of the Wahsatch Ave Transit Mix US-CO-5068 CMRS Development Plan for the installation of the 80' monopine tower with equipment shelter located at 444 East Costilla Street.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

Motion by Hente, seconded by Raughton, to postpone the appeal to the August 15th Planning Commission hearing.

The motion passed by a vote of 6:0:3:0

Aye: 6 - Hente, Raughton, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

Absent: 3 - McMurray, Almy and Rickett

725 E Fillmore Street

- 5.B. [CPC CU 19-00038](#) A conditional use development plan to allow for Automotive Sales and Rental in the M-1 (Light Industrial) zone district located at 725 East Fillmore Street.

(Quasi-Judicial)

Presenter:

Chris Staley, Planner II, Planning and Community Development

Motion by Hente, seconded by Raughton, to approve the conditional use for Automotive Sales and Rental in the M-1/CU (Light Industrial with a conditional use) zone district, based upon the findings that the request complies with the three review criteria for granting a conditional use as set forth in City Code Section 7.5.704, and the development plan review criteria in City Code Section 7.5.502.E.

The motion passed by a vote of 6:0:3:0

Aye: 6 - Hente, Raughton, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

Absent: 3 - McMurray, Almy and Rickett

6. NEW BUSINESS CALENDAR

Flying Horse Capri Parcel 13

- 6.A. CPC MP 06-00219-A9 MJ19** A resolution for a major amendment to the Flying Horse Master Plan illustrating a change of land use from multi-family residential at 12-20 dwelling units per acre to a reduced density for single-family residential at 3.5-8 dwelling units per acre for the property located northeast of the intersection of Running Water Drive and New Life Drive.

(QUASI-JUDICIAL)

Related Files: CPC PUD 19-00030, CPC PUZ 19-00029

Presenter:

Peter Wysocki, Director of Planning and Community Development
 Katie Carleo, Principal Planner, Planning and Community Development

Staff presentation:

Katie Carleo, Principal Planner, presented a PowerPoint with the intent and scope of this project.

1. **Major Master Plan Amendment**
 - Establishes a decrease in density to 3.5-8 dwelling units per acre
2. **Zone Change from A (Agricultural to PUD (Planned Unit Development))**
 - Establishes the supporting PUD zone district for proposed density of new single-family detached, maximum 35-foot height
3. **Development Plan**

Fiscal Impact Analysis: Overall Result of negative cumulative cash flow for the City with decrease in density.

Applicant Presentation:

John Maynard, NES

Mr. Maynard disagreed with the fiscal impact analysis study and asked for a meeting with the analyst who prepared the report. Mr. Maynard pointed out the standard form used did not account for the value of the 98 units being proposed is greater than the assumed value for a comparable apartment project on the site. Mr. Maynard also said he disagreed in that the residents of this subdivision will have a higher income and a higher spending capability than the residents of any proposed multifamily site.

Mr. Maynard also shared with the commissioners that the project would be constructed as soon as it is approved.

Questions:

Commissioner Raughton asked if all the streets are public streets and

mentioned the limitation on parking.

- Mr. Maynard said they were all public streets
- Mr. Maynard gave an explanation that the garages are accessed through the alley
- The design meets the criteria for small lot PUDs
- The design has worked in other NES developments

Supporters:

None

Opponents:

Paul Williams, resident off of Jet Stream

Mr. Williams was concerned about the open space that would be lost and the animals that reside there. Another concern for Mr. Williams was the traffic situation along Jet Stream, which is currently very bad.

Questions of Staff:

None

Rebuttal:

Mr. Maynard commented that the site in the master plan is for residential use and that is what is being proposed. It was not proposed as open space or a wildlife sanctuary.

Mr. Maynard explained all the traffic for this site goes to New Life Drive and not Jet Stream.

DISCUSSION AND DECISION OF PLANNING COMMISSION:

None

Motion by Hente, seconded by Vice Chair Graham, to recommend approval to City Council the major master plan amendment for the Flying Horse Master Plan, based upon the findings that the request meets the review criteria for granting a major master plan amendment as set forth in City Code Section 7.5.408.

The motion passed by a vote of 6:0:3:0

Aye: 6 - Hente, Raughton, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

Absent: 3 - McMurray, Almy and Rickett

- 6.B. CPC PUZ 19-00029** An ordinance amending the zoning map for the City of Colorado Springs pertaining to 23.46 acres from A (Agricultural) to PUD (Planned Unit Development; single-family detached residential, 3.5-8 dwelling units per acre, 35-foot maximum building height) located northeast of the

intersection of Running Water Drive and New Life Drive and consisting of 23.46 acres.

(QUASI-JUDICIAL)

Related Files: CPC MP 06-00219-A9MJ19, CPC PUD 19-00030

Presenter:

Peter Wysocki, Director of Planning and Community Development
 Katie Carleo, Principal Planner, Planning and Community Development

See Item 6.A. (CPC MP 06-000219-A9MJ19)

Motion by Hente, seconded by Vice Chair Graham, to recommend approval to City Council the zone change of 23.46 acres from A (Agricultural) to PUD (Planned Unit Development; single-family detached residential, 3.5-8 dwelling units per acre, 35-foot maximum building height), 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) and the criteria for establishment of a PUD zone as set forth in City Code Section 7.3.603.

The motion passed by a vote of 6:0:3:0

Aye: 6 - Hente, Raughton, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

Absent: 3 - McMurray, Almy and Rickett

**6.C. CPC PUD
 19-00030**

A development plan for the Flying Horse Capri single-family residential development located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 23.46 acres.

(QUASI-JUDICIAL)

Related Files: CPC MP 06-00219-A9MJ19, CPC PUZ 19-00029

Presenter:

Peter Wysocki, Director of Planning and Community Development
 Katie Carleo, Principal Planner, Planning and Community Development

See Item 6.A. (CPC MP 06-000219-A9MJ19)

Motion by Hente, seconded by Vice Chair Graham, to recommend approval to City Council the development plan for Flying Horse Capri, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605, and the development plan review criteria as set forth in Section 7.5.502E with the following technical modifications:

1. Show the circumference of the cul-de-sac bulb marked as a fire lane.
2. Update tree locations per final coordination with Colorado Springs Utilities.

The motion passed by a vote of 6:0:3:0

Aye: 6 - Hente, Raughton, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

Absent: 3 - McMurray, Almy and Rickett

Switchback Coffee

6.D. CPC ZC 19-00049 An ordinance changing the zone for Switchback Coffee from R2/UV (Two Family Residential with a previously approved Use Variance) to C5/cr (Intermediate Business with conditions of record) for the 5,740 square foot property located at 330 and 332 North Institute Street.

(QUASI-JUDICIAL)

Related Files: CPC ZC 19-00049, CPC UV 03-00120-A1MN19, and CPC NV 19-00051

Presenter:

Peter Wysocki, Director of Planning and Community Development
 Ryan Tefertiller, Planning Manager, Planning and Community Development

Motion by Hente, seconded by Vice Chair Graham, to recommend approval to City Council of the Switchback Coffee Zone Change from R2/UV (Two Family Residential with a previously approved Use Variance) to C5/cr (Intermediate Business with conditions of record), based upon the finding that the request complies with the zone change review criteria in City Code Section 7.5.603.B.

The motion passed by a vote of 6:0:3:0

Aye: 6 - Hente, Raughton, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

Absent: 3 - McMurray, Almy and Rickett

6.E. CPC UV 03-00120-A1 MN19 A minor amendment to a previously approved development plan for Switchback Coffee located at 330 and 332 North Institute Street

(QUASI-JUDICIAL)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development Department

Motion by Hente, seconded by Vice Chair Graham, to recommend approval to City Council of Switchback Coffee Development Plan, based upon the finding that the amended plan complies with the development plan review criteria in City Code Section 7.5.502.E., subject to compliance with the following conditions and/or significant design, technical and/or informational plan modifications:

Technical and Informational Modifications to the Development Plan Amendment:

1. Add the following operational restrictions to the plan:

1. Hours of Operation:

Sunday - Thursday: No earlier than 6 a.m. / no later than 8 p.m.

Friday and Saturday: No earlier than 6 a.m. / no later than 10 p.m.

(Note: Closing hours should not imply that customers would not be permitted to finish meal/drink and have vacated the building by that time. Service to customers should end at or before required closing time; the owner/tenant should make efforts to ensure customers are off the premises within a reasonable amount of time after closing).

- 2. Outdoor Seating: Outdoor patio seating is limited to the east patio only.
- 3. Music: No amplified music, including speakers, may be used on the patio.
- 4. Smoking: No smoking allowed on the patio.
- 5. Signage: Illuminated signage is limited to backlit or internally lit signage.

Any exposed neon or excessively bright signage is prohibited anywhere on the building or displayed within a window.

6. Employee Parking: Employees should be encouraged to either use alternative transportation

(i.e. walking, biking, motorcycle, moped, mass transit, etc.) or encouraged to park west along Willamette Ave.

(Note: Staff and the owner understand that the enforceability of this provision may be difficult; owner and tenant(s) should work with their staff and the neighborhood regarding on-street parking).

7. Amendments: Amendments to these provisions may be administratively reviewed and amended at any time, however, notification to property owners within 1,000-feet of the property and to the neighborhood organization must be given to allow citizen comment.

The motion passed by a vote of 6:0:3:0

Aye: 6 - Hente, Raughton, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

Absent: 3 - McMurray, Almy and Rickett

**6.F. CPC NV
19-00051**

A non-use variance from Section 7.4.203.A. of City Code allowing zero off-street parking stalls where 23 are required for the mix of uses illustrated on the Switchback Coffee development plan.

(QUASI-JUDICIAL)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development Department

Motion by Hente, seconded by Eubanks, to recommend approval to City Council of the non-use variance to allow zero off-street parking stalls where 23 are required for Switchback Coffee at 330 and 332 North Institute Street, based upon the finding that the request complies with the non-use variance review criteria in City Code Section 7.5.802.B. and 7.5.802.D.

The motion passed by a vote of 6:0:3:0

Aye: 6 - Hente, Raughton, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

Absent: 3 - McMurray, Almy and Rickett

Working Fusion at Mill Street

6.G. CPC PUZ 19-00032 A Zone Change from M-1 (Light Industrial) to PUD (Planned Unit Development) to allow a tiny home community. This site is located at the northeast corner of South Sierra Madre Street and West Fountain Boulevard and consists of 0.63 of an acre.

(Quasi-Judicial)

Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

Motion by Hente, seconded by Vice Chair Graham, to recommend approval of the zone change for Working Fusion at Mill Street Plan to the City Council, based upon the finding that the application complies with the Zone Change review criteria 7.5.603 and PUD establishment criteria in City Code Section 7.3.603.

The motion passed by a vote of 5:1:3:0

Aye: 5 - Hente, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

No: 1 - Raughton

Absent: 3 - McMurray, Almy and Rickett

6.H. CPC PUD 19-00033 A PUD Development Plan which illustrates the proposed tiny home community. This proposed development is located at the northeast corner of South Sierra Madre Street and West Fountain Boulevard and consists of 0.63 acres.

(Quasi-Judicial)

Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

Motion by Hente, seconded by Vice Chair Graham, to recommend approval of PUD Development Plan for Working Fusion at Mill Street Plan to the City Council, based upon the finding that the application complies with the PUD Development Plan review criteria in City Code Section 7.3.606, subject to compliance with the following conditions and/or significant design, technical and/or informational plan modifications:

Technical and Informational Modifications:

1. The Applicant will update parking counts and description.
2. The Applicant will lower the height restriction from 35 feet to 14 feet.
3. The Applicant will indicate the estimated duration of construction time.
4. The Applicant will provide more definitive standards for this PUD.
5. The Applicant will provide better security lighting in areas that are not illuminated by porch lights.
6. The date on the FEMA map shall be updated as requested by Stormwater.
7. The Applicant will include the minor site plan corrections requested by CSU.
8. The Applicant will include a note for CSU regarding water service abandonment.

9. The Applicant will indicate that the streets and alleys are "Public" for Fountain, Sierra Madre and the alley to the east.

10. The applicant will include notes on the plan regarding additional standards for the establishment of the PUD zone. They will include the following: All units shall be single-occupancy, all dwelling units will be kept on wheels, and skirting will be installed and maintained around all units.

The motion passed by a vote of 5:1:3:0

Aye: 5 - Hente, Vice Chair Graham, Chair McDonald, Eubanks and Wilson

No: 1 - Raughton

Absent: 3 - McMurray, Almy and Rickett

7. Presentations/Updates

Joint Land Use Study Implementation Process - Brian Potts

Academy Blvd Great Streets Progress and Measures - 2018

8. Adjourn