

# 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, May 20, 2021

8:30 AM

Remote Meeting - Call 720-617-3426

Conf ID: 815 137 01#

**Planning Commission**

## How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- CenturyLink Channel 18

## How to Comment on Agenda Items

Those who wish to comment during the meeting should call 720-617-3426 and enter Conf ID: 815 13 01# 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://teams.microsoft.com/join/19%3ameeting\\_ZjE5ZjBjNWYtZWU4Zi00Y2VILWlxNDAtNjI3NmI0OWFkY2Yw%40thread.v2/0?context=%7b%22Tid%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22Oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d](https://teams.microsoft.com/join/19%3ameeting_ZjE5ZjBjNWYtZWU4Zi00Y2VILWlxNDAtNjI3NmI0OWFkY2Yw%40thread.v2/0?context=%7b%22Tid%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22Oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d)

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 21-263](#) Minutes for the March 18, 2021 City Planning Commission Meeting

Presenter:

Reggie Graham, Chair of the City Planning Commission

Attachments: [CPC\\_Minutes\\_03.18.21\\_draft](#)

- 2.B. [CPC 21-264](#) Minutes for the April 15, 2021 City Planning Commission Meeting

Presenter:

Reggie Graham, Chair of the City Planning Commission

## 3. Communications

Peter Wysocki - Director of Planning and 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.)**

Arrowswest EV Church

- 4.A. [CPC CU 21-00035](#) A Conditional Use Development Plan for a religious institution in a PIP-1 (Planned Industrial Park) zone located at 4455 Arrowswest Drive.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning & Community Development Department

**Attachments:** [CPC Staff Report Arrowswest EV Church CU](#)  
[Arrowswest EV Church CU Development Plan](#)  
[Arrowswest EV Church Project Statment](#)  
[PlanCOS Vision Map](#)  
[Context Map](#)  
[VICINITY MAP](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

### Aspen Meadows

- 4.B. [CPC ZC 20-00097](#) A zone change from A (Agricultural) to PK/AO/SS (Park with Airport and Streamside Overlay) consisting of 12.2 acres located near the southwest corner of Marksheffel Road and Cowpoke Road.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

**Attachments:** [CPC Staff Report ASPEN MEADOWS PK Zone Change](#)  
[PROJECT STATEMENT Aspen Meadows PK](#)  
[ZONE CHANGE EXHIBIT Aspen Meadows PK](#)  
[7.5.603.B Findings - ZC](#)

### Grandma's Garden Home Daycare

- 4.C. [CPC CU 20-00121](#) A conditional use development plan to allow a large daycare home with attendance of seven (7) to twelve (12) children in the R1-6/CR/AO (Single-Family Residential/Condition of Record/Airport Overlay) zone district, located at 3820 Thundercloud Drive.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

**Attachments:** [CPC Staff Report\\_Grandma's Garden Home Daycare and Preschool](#)  
[Conditional Use Development Plan](#)  
[Graphic](#)  
[Project Statement](#)  
[PlanCOS Vision Map](#)  
[Context Map](#)  
[Public Comment](#)  
[Applicant's Response Letter](#)  
[Additional Comments-Responses](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

### Total Green

- 4.D. [CPC CU](#)  
[20-00107](#) A conditional use development plan to allow the expansion of an existing Optional Premises Cultivation Operation (marijuana grow) in the PBC (Planned Business Center) zone district located at 1109 and 1117 South Chelton Road.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

**Attachments:** [CPC Staff Report\\_Total Green](#)  
[Conditional Use Development Plan](#)  
[Project Statement](#)  
[PlanCOS Vision Map](#)  
[Context Map](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

## **ITEMS CALLED OFF CONSENT**

### **5. UNFINISHED BUSINESS**

### **6. NEW BUSINESS CALENDAR**

#### Kettle Creek North

- 6.A. [AR PUD](#)  
[20-00538](#) An appeal of staff's decision to approve a 61.71 acre development plan for the Kettle Creek North subdivision illustrating 247 single-family detached lots.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

- Attachments:** [CPC Staff Report - Kettle Creek Approved Development Plan](#)  
[Approved Development Plan](#)  
[Approved Final Plat](#)  
[Appeal Statement](#)  
[Surrounding Area & Context Map](#)  
[Public Comments](#)  
[Additional Public Comments](#)  
[Briargate Master Plan](#)  
[April 2020 City Planning Commission Minutes](#)  
[June 9, 2020 City Council Minutes](#)  
[Project Statement](#)  
[CDOT Decision on Powers Boulevard Access](#)  
[North Fork-Kettle Creek Potential Evacuation Routes](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal.docx](#)

**6.B.** [AR FP 20-00539](#)

An appeal of staff’s decision approve a 21.33 acre final plat for the Kettle Creek North Filing No. 1 subdivision illustrating 74 single-family detached lots.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

- Attachments:** [Approved Final Plat](#)  
[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

**Creekside at Rockrimmon**

**6.C.** [CPC PUD 20-00109](#)

A PUD development plan for the Creekside at Rockrimmon project illustrating a 45-lot single-family residential development on 17.47 acres with ancillary public and private improvements. Located at 252 Heavy Stone View Boulevard.

(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](#)

### Enclaves at Mountain Vista

- 6.D.** [CPC MP 87-00381-A28 MJ21](#) A Major Master Plan Amendment to the Banning Lewis Ranch Master Plan for 24 acres to change the land use from Educational to Residential Medium (3.5-7.99 dwelling units per acre), located southeast of Barnes Road and Shale Drive.

(Legislative)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

**Attachments:** [CPC Report Enclaves Master Plan Amendment](#)  
[Project Statement](#)  
[PUD Concept Plan Amendment](#)  
[PlanCOS vision Map](#)  
[Context Map](#)  
[Public Comments](#)  
[7.5.408 Master Plan](#)

- 6.E.** [CPC PUP 16-00013-A3 MJ21](#) A Major PUD Concept Plan Amendment for Enclaves at Mountain Vista establishing the residential development pattern for 24 acres, located southeast of Barnes Road and Shale Drive.

(Quasi-judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

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

### **Carport Code Amendment**

- 6.F. [CPC CA 21-00059](#) An ordinance amending Section 201 (Definitions Enumerated) of Part 2 (Definitions) of Article 2 (Basic Provisions, Definitions and Land Use Types and Classifications), Section 105 (Additional Standards for Specific Uses Allowed in Residential Zones) of Part 1 (Residential Districts) of Article 3 (Land Use Zoning Districts), Section 105 (Threshold of Review) of Part 1 (Purpose; Review Authorities) of Article 5 (Administration and Procedures), and creating a new Part 18 (Front Yard Carports) 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 front yard carports

Presenter:

Mitch Hammes, Manager, Neighborhood Services

**Attachments:** [Front Yard Carport Discussion Topics](#)  
[CarportCh7-2021-05-18v2](#)

## **7. PRESENTATIONS/UPDATES**

- 7.A. [21-243](#) An informational presentation regarding the Neighborhood Planning Program and the Southeast Community Plan's progress. Presentation will cover an outline of the Neighborhood Planning Program and priorities, the status of the Southeast Community Plan, health assessment, and a presentation by Andrea Vaughn, UCDenver, on her Capstone project covering the climate response component of the Southeast Community Plan.

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Comprehensive Planning

## **8. Adjourn**