



City of Colorado Springs

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

Meeting Minutes - Draft Planning Commission

Thursday, June 20, 2019

8:30 AM

Council Chambers

6.D. [CPC A](#)
[13-00004](#)

The Church for All Nations Addition No.1 Annexation of 52.78 acres located northeast of Powers Boulevard and Dublin Boulevard.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Staff presentation:

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

Proposed 52.78 Acre Annexation

Percentage Contiguous = 69.5%

- Remaining portion of Powers Blvd. to be annexed
- Existing Templeton Gap portion to be annexed

Planned Unit Development

Uses: Institutional, Commercial, Residential

- 20 DU/AC maximum density
- 45' maximum building height Allowable 75' architectural features

Access along existing Templeton Gap Rd.

- Two full movement access points
- Existing full movement at Vickie Lane removed with completion of Tutt extension
- Tutt extension will be completed by PPRTA

Applicant Presentation:

Kyle Campbell, Classic Consulting Engineers and Surveyors

Mr. Campbell briefly spoke of the project.

Questions:

None

Supporters:

None

Opponents:

None

Questions of Staff:

None

Rebuttal:

None

DISCUSSION AND DECISION OF PLANNING COMMISSION:

None

Motion by Satchell-Smith, seconded by Raughton, to recommend approval to City Council the annexation of the Church for All Nations Addition No.1 Annexation based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

The motion passed by a vote of 5:0:4:0

Aye: 5 - Raughton, Vice Chair Graham, Satchell-Smith, Rickett and Almy

Absent: 4 - Hente, McMurray, Chair McDonald and Eubanks

6.E. [CPC PUZ 13-00138](#)

Establishment of a PUD (Planned Unit Development; Mixed Commercial, Residential, Religious Institution; maximum residential density 20 DU/AC; 45-foot maximum building height with 75-foot for architectural features with Airport Overlay) zone district pertaining to 52.78 acres located northeast of Powers Boulevard and Dublin Boulevard.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

See Item 6.D. (CPC A 13-00004)

Motion by Satchell-Smith, seconded by Rickett, to recommend approval to City Council the establishment of the PUD (Planned Unit Development; Mixed Commercial and Residential, maximum residential density 20 DU/AC, 45-foot maximum building height with 75-foot for architectural features with Airport Overlay) zone district, based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes 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 5:0:4:0

Aye: 5 - Raughton, Vice Chair Graham, Satchell-Smith, Rickett and Almy

Absent: 4 - Hente, McMurray, Chair McDonald and Eubanks

- 6.F. [CPC PUP
13-00139](#) The Church for All Nations PUD Concept Plan illustrating future development of 43.71 acres for mixed commercial and residential use located northeast of Powers Boulevard and Dublin Boulevard.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

See Item 6.D. (CPC A 13-00004)

Motion by Satchell-Smith, seconded by Almy, to recommend approval to City Council the Church for All Nations PUD Concept Plan, based upon the findings that the proposal meets 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 5:0:4:0

Aye: 5 - Raughton, Vice Chair Graham, Satchell-Smith, Rickett and Almy

Absent: 4 - Hente, McMurray, Chair McDonald and Eubanks