

City of Colorado Springs

Remote Meeting Only



Regular Meeting Agenda

Thursday, April 15, 2021

8:30 AM

Remote Meeting - Call 720-617-3426

Conf ID: 815 137 01#

Planning Commission

How to Watch the Meeting...

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How to Comment on Agenda Items

Those who wish to comment during the meeting should call 720-617-3426 and enter Conf ID: 815 137 01# and wait to be admitted into the meeting

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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 21-222](#) Minutes for the February 18, 2021 Planning Commission Hearing

Presenter:

Scott Hente, Vice Chair, City Planning Commission

Attachments: [CPC Minutes 02.18.21 draft](#)

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.)

301 South Union

- 4.A. [CPC ZC 21-00005](#) A zone change of 8.83 acres from PF (Public Facility) to OC (Office Complex), located at 301 South Union Boulevard.

(Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Attachments: [CPC Staff Report_301 S Union](#)
[Concept Plan](#)
[Project Statement](#)
[Exhibit A - Legal Desc](#)
[Exhibit B - Zone Change](#)
[PlanCOS Vision Map](#)
[Context Map](#)
[7.5.603.B Findings - ZC](#)

- 4.B.** [CPC CP](#)
[21-00006](#) The 301 South Union Concept Plan for development of 128 residential units and 17,900 square feet of commercial space, on 8.83 acres, located at 301 South Union Boulevard.

(Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

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

Advanced Technologies Campus Addition No. 1 Annexation

- 4.C.** [CPC A](#)
[20-00143](#) Advanced Technologies Campus Addition No.1 Annexation of 160 acres located southwest of Drennan Road and Foreign Trade Zone Boulevard.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report_CSU Advanced Technology Campus](#)
[PROJECT STATEMENT_CSU ATC](#)
[ATC ANNEXATION PLAT](#)
[CSU ADVANCED TECHNOLOGIES CAMPUS MASTER PLAN](#)
[DESCRIPTION OF PHASES_CSU ATC](#)
[7.6.203-Annexation Conditions](#)

- 4.D.** [CPC MP](#)
[20-00160](#) CSU Advanced Technologies Campus Master Plan pertaining to 160 acres located southwest of Drennan Road and Foreign Trade Zone Boulevard.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [Exhibit A - CSU Advanced Technologies Campus Master Plan](#)
[7.5.408 Master Plan](#)

- 4.E. [CPC ZC](#)
[20-00159](#) Establishment of a PF/AO/APZ-2 (Public Facility with Airport and Accident Potential Zone-2 Overlay) zone district pertaining to 160 acres located southwest of Drennan Road and Foreign Trade Zone Boulevard.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [7.5.603.B Findings - ZC](#)

ITEMS CALLED OFF CONSENT

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

Banning Lewis Ranch Village A

- 6.A. [CPC MP](#)
[87-00381-A26](#)
[MJ20](#) A Major Master Plan Amendment to the Banning Lewis Ranch Master Plan for 297 acres to reduce the density of residential land use from Residential-High to Residential-M, Residential-MH and addition of commercial land use, located southeast of Dublin Boulevard and future Banning Lewis Parkway.

(Legislative)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

- Attachments:** [CPC Report BLR Village A](#)
[Master Plan Amendment](#)
[ROW Vacation](#)
[PUD Zone Change](#)
[Zone Change](#)
[Concept Plans](#)
[Project Statement](#)
[PlanCOS vision Map](#)
[District 49 letter](#)
[Context Map](#)
[7.5.408 Master Plan](#)

6.B. [CPC V](#)
[20-00123](#) A Right-of-Way Vacation for Banning Lewis Ranch Village A to allow the vacation of 49.6 acres of undeveloped public right-of-way known as Banning Lewis Parkway, Stetson Hills Boulevard, Dublin Boulevard and interior roadways.

(Legislative)

Presenter:
 Katelynn Wintz, Senior Planner, Planning & Community Development

- Attachments:** [Exhibit A - ROW Vacation](#)
[7.7.402.C Vacation Procedures](#)

6.C. [CPC PUZ](#)
[20-00124](#) A PUD Zone Change request for Banning Lewis Ranch Village A changing 282 acres from Multi-Family and Single-Family Residential with Airport and Streamside Overlays to PUD/AO (Planned Unit Development: Single-Family Detached and Single-Family Attached Residential, 3.5-7.99 Dwelling Units Per Acre and 8-11.99 Dwelling Units Per Acre, and a Maximum Building Height of 35 feet; with an Airport and Streamside Overlay), located southeast of Dublin Boulevard and future Banning Lewis Parkway.

(Quasi-Judicial)

Presenter:
 Katelynn Wintz, Senior Planner, Planning & Community Development

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

6.D. [CPC PUP](#)
[20-00125](#) A PUD Concept Plan for Banning Lewis Ranch Village A establishing the residential develop pattern for 282 acres, located

southeast of Dublin Boulevard and future Banning Lewis Parkway.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Attachments: [Concept Plan](#)

[7.3.605 PUD Concept Plan](#)

[7.5.501.E Concept Plans](#)

6.E. [CPC ZC
21-00038](#)

A zone change request for Banning Lewis Ranch Village A changing 15 acres from Multi-Family and Single-Family residential with Airport and Streamside Overlays to PBC/AO/cr (Planned Business Center with Airport Overlay and conditions of record), located southeast of Dublin Boulevard and future Banning Lewis Parkway.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Attachments: [Exhibit A - Legal Zone Change](#)

[Exhibit B - Zone Change](#)

[7.5.603 Findings - ZC](#)

6.F. [CPC CP
21-00039](#)

A Concept Plan for Banning Lewis Ranch Village A establishing commercial development for 15 acres, located southeast of Dublin Boulevard and future Banning Lewis Parkway.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Attachments: [Concept Plan](#)

[7.5.501.E Concept Plans](#)

Short Term Rental Appeal

6.G. [CPC AP
21-00036](#)

An appeal of the Notice and Order to Abate the zoning code violation issued to the owner of Short-Term Rental Permit STR-0933 for the property located at 1425 Winding Ridge Terrace.

(Quasi-Judicial)

Presenter:

Sean Cope, Neighborhood Services, Senior Code Enforcement

Officer

Mitch Hammes, Neighborhood Services Manager

Attachments: [Staff Report_Notic and Order Appeal - 1425 WINDING RIDGE TER - CPC AP](#)
[Figure 1 - Appeal Statement](#)
[Figure 2 - El Paso County - March 30 2021 - Colorado](#)
[Figure 3 - Notice of Violation and Order - 3-10-21](#)
[Figure 4 - 7.5.1702 Short Term Rental Unit Permit Required](#)
[STR-0933 Application 8-8-2019 - SMC](#)
[STR-0933 Application Renewal 7-28-20](#)
[WARRANTY DEED May 2013](#)
[QUITCLAIM DEED JULY 17 2020](#)
[Heather Wittman comments April 5 21](#)
[7.5.906 \(A\)\(4\) Administrative Appeal.docx](#)
[Public Comments_04.14.2021](#)
[Agnes Shriver comments April 8 21](#)
[PublicComments_04.15.2021](#)

7. PRESENTATIONS/UPDATES

8. Adjourn