



City of Colorado Springs

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

Meeting Minutes - Final Planning Commission

Thursday, July 18, 2019

8:30 AM

Council Chambers

1. Call to Order

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

Absent: 3 - Commissioner James McMurray, Commissioner John Almy and Commissioner
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 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner
McDonald, Commissioner Eubanks and Commissioner Wilson

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner 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 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner
McDonald, Commissioner Eubanks and Commissioner Wilson

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner 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 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks and Commissioner Wilson

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner 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 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks and Commissioner Wilson

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner 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

This item was pulled from consent by Ms. Cecelia Gray, Attorney for Avvento, LLC.

Staff presentation:

Daniel Sexton, Planner for the City of Colorado Springs

Site Details:

- 7.8 acres
- Zoned PBC (Planned Business Center)
- Per the Briargate Master Plan, the property is identified for Office-Industrial/Research & Development (O/I) and is in an implemented portion of the master planned area
- The project site is over-lot graded and some utilities were installed by a prior developer

Public Notification and Involvement:

- Public notice was mailed to 12 property owners, on two occasions: during the internal review stage and prior to the Planning Commission hearing
- The site was also posted on those two occasions
- Staff received one letter in opposition, with concerns including loss of views and traffic

Mr. Sexton also went over the traffic study that was reviewed by the City's Traffic Engineering Division, and it was determined that the current or projected traffic resulted in additional signalization of the Research Parkway and Telstar Drive intersection.

Applicant Presentation:

Supporters:

None

Opponents:

Cecelia Gray, Attorney for Avvento, LLC

Ms. Gray and her clients oppose this project due to traffic concerns:

- No traffic signal
- Number of accidents should not warrant whether a traffic signal goes in at an intersection, just common sense
- Traffic will increase significantly with the new apartment build of 193 units

Questions of Staff:

Commissioner Raughton asked if City Engineering had spoken to concerned citizens regarding the traffic and Mr. Sexton said he did not believe so.

Commissioner Graham expressed his concern with navigating traffic coming off Telstar onto Research and how difficult that is. Commissioner Graham said further insight into the signalization needs to happen because it is a dangerous intersection as it stands right now.

Commissioner McDonald asked if the Planning Commission had the ability to put that on the approval as a requirement. Commissioner McDonald also said that she works in a building on Telstar and it does need a light. Commissioner McDonald also expressed that other than the traffic, this would be a great project for that location.

Commissioner Wilson asked if there could be an exit off from this site to Voyager to mediate Telstar.

Meggan Herington, Director of Planning & Community Development, explained that Voyager is access restricted and is actually on the United States Air Force Academy's property.

Rebuttal:

Daniel Sexton, City Planner, reiterated that traffic for current numbers as well as projected numbers were reviewed and did not warrant traffic signals.

Zacker Alazzeh, Senior Traffic Engineer with City of Colorado Springs, explained:

- This was a principal arterial and it is supposed to have a half mile separation for having multiple signals
- City is not looking at signaling this intersection anytime soon
- Does not meet warrants based on the traffic study

- Options is to continue monitoring this intersection for issues or accidents, we can restrict this to three-quarter movements or right in/right out

DISCUSSION AND DECISION OF PLANNING COMMISSION:

City Attorney Ben Bolinger informed the commissioners that if they have not heard enough testimony and evidence for this project and believed more information was needed to evaluate the criteria, this item could be postponed to a date certain.

Commissioner Graham said he was in favor of the project with some hesitancy due to concerns with traffic. Commissioner Graham said that based on traffic engineer’s report and the criteria that must be met, he saw no reason to deny the project.

Commissioner McDonald said after working on the commission for four years, she has confidence in the traffic department to keep an eye on the intersection and will put a signal in when it warrants.

Commissioner Hente said he liked the project and the location, but is very concerned about the traffic and the intersection. Commissioner Hente said he does not want a death to prompt what should have been done in the first place.

Commissioner Eubanks said she also has concerns about the traffic, but does think this is a good area for this project. Commissioner Eubanks would like to see the traffic study continue and that the concerns are addressed.

Motion by Vice Chair Graham, seconded by Eubanks, tto 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 - Commissioner Raughton, Chair Graham, Commissioner McDonald and Commissioner Eubanks

No: 2 - Vice Chair Hente and Commissioner Wilson

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner 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

See Item 4.A. (CPC CU 19-00014)

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 - Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks and Commissioner Wilson

No: 1 - Vice Chair Hente

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner 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 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks and Commissioner Wilson

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner 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

Staff presentation:

Chris Staley, City Planner, presented a PowerPoint with the scope and intent of this project.

Applicant Presentation:

None

Questions:

Commissioner Raughton asked if the reason why there was a need for a conditional use was because of the existing structure since auto sales was already a permitted use.

Mr. Staley said the M-1 use does not allow automotive rentals and that is why the conditional use application was submitted.

Supporters:

None

Opponents:

None

Questions of Staff:

None

Rebuttal:

None

DISCUSSION AND DECISION OF PLANNING COMMISSION:

There was no discussion from the planning commission.

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 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks and Commissioner Wilson

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner 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 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks and Commissioner Wilson

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner Rickett

- 6.B. [CPC PUZ 19-00029](#) Ordinance No. 19-56 amending the zoning map for the City of Colorado Springs pertaining to 23.46 acres located northeast of the intersection of Running Water Drive and New Life Drive from A (Agricultural) to PUD (Planned Unit Development; single-family detached residential, 3.5-8 dwelling units per acre, 35-foot maximum building height).

(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 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks and Commissioner Wilson

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner 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 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks and Commissioner Wilson**Absent:** 3 - Commissioner McMurray, Commissioner Almy and Commissioner Rickett

Switchback Coffee

- 6.D.** [CPC ZC 19-00049](#) Ordinance No. 19-59 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**Staff Presentation:****Ryan Tefertiller**, Urban Planning Manager

Mr. Tefertiller presented a PowerPoint with the scope and intent of this project.

- Zone Change from R2/UV to C5/cr
- Amendment to prior UV plans to document improvements and uses
- Parking Variance to allow zero off-street parking where 23 are required

Applicant Presentations: 1:33:40**Ryan Lloyd**, Echo Architecture

Mr. Lloyd gave a brief history of the project.

Brandon Del Grosso, Owner

Mr. Del Grosso shared a little bit about their company, who they are, and why they exist.

Questions:**Commissioner Raughton** was curious about the sequence of events regarding the building permit and complying with the rules.

- Mr. Tefertiller explained that in 2015, a planner with the City’s zoning office at DRE (Development Review Enterprise) utilized an interpretation that was not supported by the planning director or the rest of the planning staff, who then signed off on the building permit allowing the interior expansion. Mr. Tefertiller said the applicant did everything he was told to do in 2015 and went through the formal process.
- Mr. Tefertiller explained a code enforcement complaint triggered the City to work with the owner to pursue the zone change and the parking variance.

Supporters:

None.

Opponents:

Patrick Alford, resident at 316 North Institute

Mr. Alford said he is not opposed to what the applicant is doing there but would like to find some balance with the parking issue. Mr. Alford asked for a time restriction or residential permitting on half of the street.

Rebuttal and Questions of Staff:

None

DISCUSSION AND DECISION OF PLANNING COMMISSION:

There were no other comments from the commissioners.

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 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks and Commissioner Wilson

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner 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)

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

See Item 6.D. (CPC ZC 19-00049)

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 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks and Commissioner Wilson

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner 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)

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

See Item 6.D. (CPC ZC 19-00049)

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 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks and Commissioner Wilson

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner Rickett

Working Fusion at Mill Street

6.G. [CPC PUZ 19-00032](#)

Ordinance No. 19-63 amending the zoning map of the City of Colorado Spring pertaining to 0.63 of an acre located at the northeast corner of South Sierra Madre Street and West Fountain Boulevard from M-1 (Light Industrial) to PUD (Planned Unit Development: Multi-Family Residential, 28 dwelling units per acre, maximum building height of 14-feet).

(Quasi-Judicial)

Related file: CPC PUD 19-00033

Presenter:

Peter Wysocki, Director, Planning and Community Development
Matthew Fitzsimmons, Planner II, Urban Planning Division

Staff presentation:

Matthew Fitzsimmons, planner with Planning and Community Development, presented a PowerPoint with the scope and intent of this project.

- 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 acres.
- A PUD Development Plan which illustrates the proposed tiny home community.

Applicant Presentation:**Shelley Jensen**, Founder Kairos Project 17

Ms. Jensen gave a background of what Kairos is and when it was created. She explained that Working Fusion at Mill Street is a supportive, dignified workforce housing development for young adults between the ages of 18 and 29 who are actively pursuing sustainable independence and greater purpose.

- 18 homes because more than 18 people the supportive relationships start to deteriorate
- 2-years leases with life skill, supportive services and career mentoring
- Tenants who will live in the in the village will be referred by career referral providers
- Prospects will be interviewed to see if they might be viable candidates
- Chosen candidates will sign a contract
- After the two years, successful candidates will be allowed to take the furnishings, TV, cooking utensils, bed, and the art when they go to their next apartment

John Olson, Altitude Land Consulting

Mr. Olson presented a PowerPoint with the scope and intent of this project.

Questions:

Commissioner Raughton mentioned the Mill Street Neighborhood Comprehensive Plan with one of the concerns was to maintain those houses. Commissioner Raughton asked if there was in thought to utilize the existing structures and keep the character of the neighborhood.

- Ms. Jensen explained they did consider that option, however, they are not the land owners and the people who do own the property planned on taking the homes down because they do not want to be landlords anymore. There will be a 10 year lease on the land from the owners.
- Mr. Olson explained they did present concept plans to the owners where the houses were not torn down, but basically, the houses have become a liability to the owner and they were going to tear them down

Commissioner Raughton asked if the adjacent commercial site would be losing any of their parking to this project.

Commissioner Raughton asked if there was a resident supervisor for the project who would live on site, as well as asked if the rentals will be Section 8 housing or supplemental.

- Mr. Olson said there would be a supervisor that will be living in close proximity
- Mr. Olson explained that the housing is not Section 8 and that the client,

Shelley Jensen, and Steve Posey, Community Development, had discussions to see what rental cost would fit in this situation

Commissioner Raughton asked if the referring agencies conducting the preliminary screening for residents will extend supervision into the site and monitor the residents.

- Ms. Jensen answered that they believe in collaboration and not duplication. She explained that a counseling office will be provided to reserve for anyone working with the residents to come and meet the client.

Commissioner Hente asked if we were making this too hard and could it just be considered a mobile home park.

- Mr. Olson said one of the reasons they did not pursue a mobile home park was due to the stigma that comes with it.
- Mr. Fitzsimmons added the city is trying to stay away from that because it is a different product and the Tiny Homes are a new product with different specifications. Mobile homes are much larger.
- Meggan Herington, Assistant Planning Director, Planning and Community Development, explained there is a difference in how the structures are manufactured and permitted under building codes. A mobile home meets HUD standards, it has a housing code, and it would go through a building permitting process, whereas something that's more similar to an RV would go through another set of regulations. These structures from the dimensions given meet our definition of a recreational vehicle more so than the definition of a mobile home.

Commissioner Graham commented that he did not think the tiny homes looked like mobile homes and believed the tiny homes will be the way of the future that we are looking at for affordable housing. Commissioner Graham said we will have to be creative in what we do in the future for affordable housing in Colorado Springs because it won't look the same for everyone. Commissioner Graham said he liked the concept of helping young adults transition from one place to another. Commissioner Graham also asked that the site blends in as much as possible with the Mill Street Neighborhood and maintain the look of that community.

Ms. Jensen said that is important to them as well and selected colors and designs to help these homes blend in.

Commissioner Wilson complimented the developer for trying to find affordable housing for our younger generation and fully supported the tiny homes for this community. This will be somewhat of an experiment for the City and something that should be explored.

Supporters:

Robert Fearn, 825 Sahwatch

Mr. Fearn said he is in support of this project and said tiny homes are not the future but the present. Mr. Fearn believes the Mill Street Neighborhood will be turning into a wonderful place with the additions of the stadium and other changes in that area and thought the City should work with the applicant to help with this project.

Perrin Cunningham, was a teacher at UCCS for over 20 years

Ms. Cunningham was in support of this project. She worked with students at the university and spent a tremendous amount of time with ages 18-29. Ms. Cunningham expressed her excitement for this project because she has seen the challenges young adults face from housing, difficult upbringings and foster care. Ms. Cunningham believes strongly in the program and is in favor of the tiny house community.

Opponents:

Steve Peacore, property owner to the west of the proposed development

Mr. Peacore said he has owned three industrial buildings in the area for 40 years and very familiar with the neighborhood. Mr. Peacore's was concerned about parking issues. He mentioned with the Salvation Army and Springs Rescue Mission in the area, it has created parking issues on the street. Mr. Peacore believed this project is creating a bigger issue with eliminating off street parking. Mr. Peacore said this project is a recreational vehicle park and it did not fit in with the Mill Street Plan. Mr. Peacore is afraid this project will increase the homeless situation with no director on site.

JoAnn Ziegler, Mill Street resident for 25-years

Ms. Ziegler expressed that she did not want an RV park, more or less, to go into the neighborhood because it does not fit with the neighborhood.

Ramona Lidmila, President of the Mill Street Neighborhood Association

Ms. Lidmila does not understand why the Mill Street Neighborhood is being used for all kinds of experiments like the stadium, the railroad issues and the overpasses, Drake Power Plant closing, Springs Rescue Mission, and Salvation Army Montgomery Center. Ms. Lidmila is wondering why all of these various things are falling into the Mill Street neighborhood and nowhere else.

Rebuttal:

John Olson

Mr. Olson said infill projects are always somewhat difficult because there are a lot of people who live nearby. Any kind of change is not an easy thing to do and it is hard to swallow sometimes. This project was tasked with meeting PlanCOS as well as the Mill Street Neighborhood Plan. In order to tackle the affordability issues and security and crime issues, more eyes on the street are needed. More people are needed and more options for affordable housing are needed.

Matthew Fitzsimmons, Planner

Mr. Fitzsimmons went over the parking concerns with BamPaws. The property lines of the five properties for the project actually go over the BamPaws parking lot. The same family owns both of those properties.

Shelley Jensen, Applicant Rebuttal

- This is workforce housing and that is what Mill Street has currently and the intention of this project
- 23 emails were received and were personally responded to from Ms. Jensen
- Ms. Jensen reached out to the people who own the industrial area across the street and offered to start a good neighbor contract
- During the neighborhood meeting, several residents expressed anger towards the Salvation Army and the Springs Rescue Mission. In good faith, Ms. Jensen reached out to those people via email and asked to start a good neighbor contract process; however, there was no response
- One of the missions of the project is to teach the tiny house community how to be good neighbors
- Ms. Jensen helped with finding housing to the tenants of the five properties, which two of them have actually bought homes
- If we could look at the 90 people who will go through this development in the next 10 years, 90 generational shifts, that's what our goal is

DISCUSSION AND DECISION OF PLANNING COMMISSION:

Commissioner Raughton said he was convinced that the character of neighborhoods is the essential part of the future of the city and that the character of the neighborhoods will define the extent to which people buy into and are part of the community as a whole. Commissioner Raughton expressed that the demolition of the existing houses was an error and they could have been transitioned into the housing the project wants, and it would maintain the character of the neighborhood. Commissioner Raughton said he could not support the project as it currently exists. Commissioner Raughton mentioned

that he believed the project will run into unanticipated things with the rezone in terms of building codes related to RVs, mobile homes, modular homes and homes built in factories.

Commissioner Eubanks said she saw a lot of positives in the plan and believed it did fit in with PlanCOS in that it promotes vibrant communities and infill, affordable housing and/or workforce housing. Commissioner Eubanks expressed that it is unfortunate that it comes at the expense of the Mill Street plan to preserve historic housing; however, that is not in the control of the applicant. It is the right of the property owners to do what they want with their land.

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 - Vice Chair Hente, Chair Graham, Commissioner McDonald, Commissioner Eubanks and Commissioner Wilson

No: 1 - Commissioner Raughton

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner Rickett

6.H. [CPC PUD 19-00033](#) A PUD Development Plan for Working Fusion at Mill Street illustrating 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)

Related File: CPC PUZ 19-00032

Presenter:

Peter Wysocki, Director, Planning and Community Development
Matthew Fitzsimmons, Planner II, Urban Planning Division

See Item 6.G. (CPC PUZ 19-00032)

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 - Vice Chair Hente, Chair Graham, Commissioner McDonald, Commissioner Eubanks and Commissioner Wilson

No: 1 - Commissioner Raughton

Absent: 3 - Commissioner McMurray, Commissioner Almy and Commissioner Rickett

7. Presentations/Updates

Joint Land Use Study Implementation Process - Brian Potts

Academy Blvd Great Streets Progress and Measures - 2018

8. Adjourn