

# City of Colorado Springs

*Regional Development Center  
2880 International Circle  
Colorado Springs, CO 80910*



## Regular Meeting Agenda

**Wednesday, June 14, 2023**

**9:00 AM**

**Regional Development Center (Hearing Room)  
2880 International Circle  
Planning Commission**

## How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- StratusIQ Channel 76/99 (Streaming)

## OPTIONS FOR ATTENDING THE MEETING:

All meetings are open to the public. Those who wish to participate may do so in-person, online, or via phone.

Conference Call: Dial 1-720-617-3426, enter Conf ID: 580 374 523# and wait to be admitted.

MS Teams: Copy and paste or type into your web browser to join the MS Teams meeting online:  
<https://rebrand.ly/CityPlanningCommission-2023>

Attendees participating by telephone or MS Teams will be muted upon entry to the meeting. Please wait to be called on before speaking.

If you know you would like to comment on an agenda item, please contact the case planner for the item at 719-385-5905. If you are unable to contact them, there will still be an opportunity to speak during the meeting.

## 1. Call to Order and Roll Call

## 2. Approval of the Minutes

- 2.A. [CPC 23-306](#) Minutes for the May 10, 2023, Planning Commission Meeting

Presenter:

Scott Hente, Chair of the City Planning Commission

Attachments: [CPC\\_Minutes\\_05.10.23\\_Draft](#)

## 3. Changes to Agenda/Postponements

## 4. Communications

Peter Wysocki - Planning & Community Development Director

## 5. 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.)

### Equipment Share

- 5.A. [CUDP-23-000](#) A conditional use development plan for a construction equipment rental and sales business with an 11,203 square-foot building with outdoor storage and ancillary site improvements.  
[2](#)

(Quasi-Judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development

**Attachments:** [Staff Report](#)  
[Project Statement](#)  
[Conditional Use Development Plan](#)  
[Metro District & Neighborhood Statements](#)  
[Streamside Statement](#)  
[Context Map](#)  
[7.5.502.E Development Plan Review](#)  
[7.5.704 Conditional Use Review](#)

### Safe Place 4 Pets

- 5.B. [CUDP-23-001](#)  
[1](#) A conditional use development plan to establish a kennel use in a PBC/HS(Planned Business Center (to become MX-M (Mixed-Use Medium Scale)) with hillside overlay) zone district, located at 808 Village Center Drive.

(Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning and Community Development

**Attachments:** [Staff Report](#)  
[Project Statement](#)  
[Conditional Use Development Plan](#)  
[Public Comment](#)  
[PlanCOS Vision Map](#)  
[7.5.502.E Development Plan Review](#)

### 919 North El Paso

- 5.C. [SUBD-23-002](#)  
[8](#) A Subdivision Waiver to the procedural requirements of a replat set forth in City Code section 7.7.305 to allow only a portion of the boundaries of the original platting configuration to be replatted at 919 N El Paso St. 919 N El Paso St is 5,900 square feet in the SU (Special Use) zone district.

(Quasi-Judicial)

Related Files: SUBD-23-0029, NVAR-23-0012

Presenter:

Ann Odom, Planner II, Urban Planning Division

**Attachments:**

[Staff Report](#)

[Project Statement](#)

[Public Comment](#)

[Public Comment Additional](#)

[PlanCOS Vision Map](#)

[Subdivision Waiver Site Plan](#)

[7.7.1302 Waiver of Subdivision Dev](#)

- 5.D.** [SUBD-23-002](#) A Final Plat application that will replat the parcel at 919 N El Paso St.  
[9](#) 919 N El Paso St is 5,900 square feet in the SU (Special Use) zone district.

(Quasi-Judicial)

Related Files: SUBD-23-0028, NVAR-23-0012

Presenter:

Ann Odom, Planner II, Urban Planning Division

**Attachments:**

[Exhibit A - Legal Description](#)

[Exhibit B - Plat](#)

[Staff Report](#)

[Project Statement](#)

[Public Comment](#)

[Public Comment Additional](#)

[PlanCOS Vision Map](#)

[7.7.305 Replat](#)

- 5.E.** [NVAR](#) A Nonuse Variance to City Code section 7.3.104.A to allow a 30'  
[23-0012](#) wide lot where 50' is required for lots in the SU (Special Use) zone district at 919 N El Paso St. 919 N El Paso St is 5,900 square feet in the SU (Special Use) zone district.

(Quasi-Judicial)

Related Files: SUBD-23-0028, SUBD-23-0029

Presenter:

Ann Odom, Planner II, Urban Planning Division

**Attachments:** [Staff Report](#)  
[Project Statement](#)  
[PlanCOS Vision Map](#)  
[7.3.104.A Agricultural-Residential-Spec Use-Traditional Neighborhood zone sta](#)  
[7.5.802.B Nonuse Variance Criteria](#)

## Approval of the Consent Agenda

### **6. Items Called Off Consent Calendar**

### **7. Unfinished Business**

#### **Kettle Creek**

- 7.A. [AR PUD  
20-00538](#) A referral from City Council of a 61.71 acre PUD Development Plan for the Kettle Creek North subdivision illustrating 247 single-family detached lots.

(Quasi-Judicial)

Presenter:  
Katelynn Wintz, Planning Supervisor, Planning & Community  
Development

**Attachments:** [Staff Report](#)  
[Staff Report 03.08.23](#)  
[Staff Report 05.20.21](#)  
[Project Statement](#)  
[Postponement Request 03.07.23](#)  
[Development Plan Revised 05.17.23](#)  
[Development Plan 02.15.23](#)  
[Appeal Statement 06.01.21](#)  
[Appeal Statement 04.12.21](#)  
[Approved Development Plan](#)  
[Approved Final Plat](#)  
[Briargate Master Plan](#)  
[Public Comments 03.07.23-04.17.23](#)  
[Public Comments 02.25.23-03.07.23](#)  
[Public Comments 05.18.21](#)  
[Public Comments 05.07.21](#)  
[Surrounding Area & Context Map](#)  
[City Council Minutes 07.13.21](#)  
[City Council Minutes 06.09.20](#)  
[City Planning Commission Minutes 04.30.20](#)  
[CDOT Decision on Powers Boulevard Access](#)  
[Kettle Creek North & North Fork Potential Evacuation Routes](#)  
[Kettle Creek North & North Fork Potential Evacuation Routes 03.08.23](#)  
[Traffic Report Update](#)  
[Traffic & Evacuation Evaluation 06.08.23](#)  
[7.3.606 PUD Development Plan](#)  
[7.5.502.E Development Plan Review](#)

- 7.B.** [AR FP](#)  
[20-00539](#) A referral from City Council of a 21.33-acre final plat application for Kettle Creek North Filing No. 1 subdivision, illustrating 74 single-family detached lots.

(Quasi-Judicial)

Related Files: AR PUD 20-00538

Presenter:  
Katelynn Wintz, Planning Supervisor, Planning & Community  
Development

**Attachments:** [Staff Report](#)  
[Final Plat 07.15.20](#)  
[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

## **8. New Business**

### **Launchpad Apartments**

- 8.A. [APPL-23-000](#)  
[2](#) An appeal of an administrative decision of a development plan for the Launchpad Apartments consisting of 1.37 acres located at 864 North 19th Street.

(Quasi-Judicial)

Related Files: DEPN-23-0001

Presenter:

William Gray, Senior Planner, Planning and Community Development

**Attachments:** [Request for Postponement](#)  
[Staff Report](#)  
[Project Statement](#)  
[Appeal Statement](#)  
[Development Plan](#)  
[Public Comments](#)  
[Public Comment Response](#)  
[Support Letter](#)  
[Neighborhood Meeting Notes](#)  
[PlanCOS Vision Map](#)  
[Vicinity Map](#)  
[Context Map](#)  
[The Westside Plan 1979](#)  
[Westside Generalized Land Use Map](#)  
[Traffic Impact Study](#)  
[Geotech Report](#)  
[7.5.502.E Development Plan Review](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal](#)

### **Kum & Go**

- 8.B. [ZONE-23-000](#)  
[3](#) The Zone Change relating to 1.82-acres to remove Condition No. 2 of City Ordinance No. 12-92 which stipulates “all activities shall be conducted entirely within a building” while retaining the current Zoning

classification of PBC CR (Planned Business Center (to become MX-M) (Mixed-Use Medium Scale)) with Condition of Record) for the property located at the southwest corner of North Circle Drive and San Miguel Street.

(Quasi-Judicial)

Related Files: COPN-23-0002

Presenter:

Peter Lange, Planner II, Planning and Community Development

**Attachments:**

[Ordinance 12-92](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change](#)

[Staff Report](#)

[Project Statement](#)

[Public Comments](#)

[Response to Public Comments](#)

[Context Map](#)

[Community Meeting Neighborhood Sign-in Sheet](#)

[7.5.603 Findings - ZC](#)

- 8.C. [COPN-23-000](#) A Concept Plan for a Kum and Go Convenience Store and ancillary  
[2](#) fueling station located at the southwest corner of North Circle Drive and San Miguel Street.

(Quasi-Judicial)

Related Files: ZONE-23-0003

Presenter:

Peter Lange, Planner II, Planning and Community Development

**Attachments:**

[Staff Report](#)

[Concept Plan](#)

[Context Map](#)

[PlanCOS Vision Map](#)

[7.5.501.E Concept Plans](#)

## Creekwalk Apartments

- 8.D. [PUDZ-22-000](#) A PDZ zone change for 4.5584 acres of land from C5 - Intermediate  
[8](#) Business (recently changed to MX-M, Mixed Use Medium Scale) and R5 (Multi-Family Residential) zone districts, both with the SS



(Streamside Overlay) zoning designation, to the Planned Development Zone District with the Streamside Overlay Zone (PDZ/SS) for multi-family residential land use, with a maximum building height of 85 feet, and a maximum density of 87.72 DUs/acre, located between E. St. Elmo Ave. and E. Ramona Ave. just west of S. Nevada Ave.

(Quasi-Judicial)

Related Files: COPN-22-0025, PUDD-22-0038

Presenter:

Ryan Tefertiller, Planning Manager, Planning & Community Development Department

**Attachments:** [Exhibit A - Legal Description](#)

[Exhibit B - Zone Change](#)

[Staff Report](#)

[Project Statement](#)

[Public Comments](#)

[Public Comment Responses](#)

[Vicinity Map](#)

[PlanCOS Vision Map](#)

[PlanCOS Areas of Change Map](#)

- 8.E.** [PUDD-22-003](#) A PUD Development Plan for 4.5584 acres of land to allow construction of the Creekwalk Apartment project for a 7-story, 400-unit apartment building, located between E. St. Elmo Ave. and E. Ramona Ave. just west of S. Nevada Ave.

[8](#)

(Quasi-Judicial)

Related Cases: PDZ-22-0008, COPN-22-0025

Presenter:

Ryan Tefertiller, Planning Manager, Planning & Community Development Department

**Attachments:** [Staff Report](#)  
[Project Statement](#)  
[PUD Development Plan](#)  
[Public Comment](#)  
[Public Comment Responses](#)  
[Vicinity Map](#)  
[PlanCOS Vision Map](#)  
[PlanCOS Areas of Change Map](#)  
[7.5.502.E Development Plan Review](#)  
[7.3.606 PUD Development Plan](#)

- 8.F. [COPN-22-002](#) A Concept Plan Amendment for 14.4 acres of land between E.  
[5](#) Ramona Ave. and E. Cheyenne Rd. within the Creekwalk  
Redevelopment Concept Plan to support the proposed Creekwalk  
Apartment project.

(Quasi-Judicial)

Related Cases: PDZ-22-0008, PUDD-22-0038

Presenter:

Ryan Tefertiller, Planning Manager, Planning & Community  
Development Department

**Attachments:** [Staff Report](#)  
[Concept Plan](#)  
[Public Comment](#)  
[Public Comment Responses](#)  
[Vicinity Map](#)  
[PlanCOS Vision Map](#)  
[PlanCOS Areas of Change Map](#)

## **9. Updates/Presentations**

## **10. Adjourn**