



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Regular Meeting Agenda - Final Planning Commission

Wednesday, March 12, 2025

9:00 AM

2880 International Cir., 2nd Floor,
Hearing Room

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

Online: coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council Facebook Page | TV:
Comcast Channel 18 and 880 (HD); - Stratus IQ Channel 99 (Streaming)

By phone: Dial 1-720-617-3426, enter Conf ID: 487 531 137# and wait to be admitted.

If 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.

Attendees participating by phone will be muted upon entry to the meeting. Please wait to be called on before speaking.

Once an item has been heard, the Chair will open the public portion of the hearing for comments. There is a three (3) minute time limit for each person. Phone attendees must press *6 to un-mute.

1. Call to Order and Roll Call

2. Changes to Agenda/Postponements

3. Communications

Andrea Slattery - Planning Commission Chair

Kevin Walker - Planning Director

4. Approval of the Minutes

- 4.A. [CPC 2563](#) Minutes for the February 12, 2025 Planning Commission Meeting

Presenter:
Andrea Slattery, City Planning Commission Chair

Attachments: [CPC_Minutes_2.12.25 Draft](#)

- 4.B. [CPC 2564](#) Minutes for the February 13, 2025 Joint City Council and Planning Commission Meeting

Presenter:
Andrea Slattery, City Planning Commission Chair

Attachments: [02132025 Joint City Council and Planning Commission Meeting Minutes AG](#)

5. Consent Calendar

North Star Sanctuary Non-use Variance

- 5.A. [NVAR-24-0020](#) A Non-Use Variance to City Code Section 7.4.201-A to allow 2.94 acres where a minimum of 5 acres is required in the A (Agriculture) zone district located off Coyote Point Drive.

Presenter:
Chris Sullivan, Senior Planner, City Planning
Department..Body

Attachments: [Staff Report](#)
[Attachment 1 Project Statement Non-Use Variance Statement](#)
[Attachment 2 Land Use Statement](#)
[Attachment 3 Site Map](#)
[Attachment 4 Master Plan Minor Mod](#)
[Mineral estates Owner Notification Certification \(COS\) - signed.01.08](#)
[7.4.201 GENERAL DIMENSIONAL STANDARDS](#)
[7.5.526 NON-USE VARIANCE](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Sunrise at Shiloh Mesa

- 8.A. [PDZL-24-0004](#) A Major Modification to the Shiloh Mesa at Woodmen Heights PDZ Land Use Plan changing 1.00 acres from Minor Public Assembly to Multi-Family Residential located at the northeast corner of Shiloh Mesa Drive and Mulberry Wood Drive.
(Quasi-Judicial)

Presenter:
Tamara Baxter, Planning Supervisor, Planning Department

- Attachments:**
- [Staff Report Sunrise at Shiloh Mesa TPB](#)
 - [Attachment 1 - Project Statement Zone Change](#)
 - [Attachment 2 - Project Statement Land Use Statement](#)
 - [Attachment 3 - Zone Exhibit](#)
 - [Attachment 4 - Land Use Plan Modification](#)
 - [Attachment 5 - Public Comments](#)
 - [Attachment 6 - Public Comment Responses](#)
 - [Public Comments 3.4.25](#)
 - [7.5.514 LAND USE PLAN](#)
 - [7.5.516 MODIFICATION OF APPROVED APPLICATIONS](#)

- 8.B. [PDZZ-24-0002](#)** A zone change consisting of 1.00 acres located at the northeast corner of Shiloh Mesa Drive and Mulberry Wood Drive from PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays; Mixed-Use Development, 45-foot maximum building height, 15.38 maximum dwelling units per acres) to PDZ/AP-O (Planned Development Zone with Airport Overlay; Multi-Family Residential, 50-foot maximum building height, 49.99 maximum dwelling units per acre). (Quasi-Judicial)

Presenter:
 Tamara Baxter, Planning Supervisor, Planning Department

- Attachments:** [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Prospect Village - A Tiny House Community

- 8.C. [ZONE-24-0017](#)** A Zone Map Amendment (Rezoning) consisting of .78 acres (34,048 square feet) located at 3103 North Prospect Street from R-5 (Multi-Family High) to R-Flex High. (Quasi-Judicial)

Presenter:
 William Gray, Senior Planner, City Planning

- Attachments:** [Staff Report Prospect Village](#)
 [Attachment 1-Vicinity Map](#)
 [Attachment 2-Flanagans Subdivision](#)
 [Attachment 3-Zoning Map](#)
 [Attachment 4-Context Map](#)
 [Attachment 5-Public Comment](#)
 [Attachment 6-Prospect Village Community Meeting](#)
 [Attachment 7-Impact Analysis](#)
 [Attachment 8-Development Plan](#)
 [Attachment 9-Project Statement](#)
 [Attachment 10-Final Plat](#)
 [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

8.D. [CUDP-24-0014](#) Conditional Use to allow a Tiny House Community in the R-Flex High zone district located at 3103 North Prospect Street. (Quasi-Judicial)

Presenter:
 William Gray, Senior Planner, City Planning

- Attachments:** [7.5.601 CONDITIONAL USE](#)

8.E. [DEPN-24-0123](#) A Development Plan for a Tiny House Community consisting of 18 tiny homes, community building, and resident storage building in the R-Flex High zone district consisting of .78 acres (34,048 square feet) located at 3103 North Prospect Street. (Quasi-Judicial)

Presenter:
 William Gray, Senior Planner, City Planning

- Attachments:** [7.5.515 DEVELOPMENT PLAN](#)

8.F. [DVSA-25-0001](#) A Development Standards Adjustment to City Code Section 7.3.301.D.1.b(2) to allow a minimum lot area/dwelling unit of 950 square feet where 1,000 square feet or one-and-one half (1-1/2) times the gross floor area of the Tiny House, whichever is larger, is required, located at 3103 North Prospect Street. (Quasi-Judicial)

Presenter:
 William Gray, Senior Planner, City Planning

- Attachments:** [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

8.G. [DVSA-25-0004](#) A Development Standards Adjustment to City Code Section

7.3.301.D.3(a) to allow a Tiny House to be separated five (5) feet from an adjacent Residential or Mixed-Use zone district where ten (10) feet is required located at 3103 North Prospect Street. (Quasi-Judicial)

Presenter:
William Gray, Senior Planner, City Planning

Attachments: [7.3.301 RESIDENTIAL USES](#)
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

8.H. [DVSA-24-0005](#) A Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated ten (10) feet from any adjacent public right-of-way where 20 feet is required located at 3103 North Prospect Street. (Quasi-Judicial)

Presenter:
William Gray, Senior Planner, City Planning

Attachments: [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)
[7.3.301 RESIDENTIAL USES](#)

8.I. [DVSA-24-0006](#) A Development Standards Adjustment to City Code Section 7.3.301.D.8 to allow the parking standard for a Tiny Home Community to be one-half (1/2) space per Tiny House where one (1) space per Tiny House is required located at 3103 North Prospect Street. (Quasi-Judicial)

Presenter:
William Gray, Senior Planner, City Planning

Attachments: [7.3.301 RESIDENTIAL USES](#)
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

8.J. [DVSA-24-0011](#) A Development Standards Adjustment to City Code Section 7.3.301.D.3(b) to allow a Tiny House to be located six (6) feet from another Tiny House where 10 feet is required located at 3103 North Prospect Street. (Quasi-Judicial)

Presenter:
William Gray, Senior Planner, City Planning

Attachments: [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)
[7.3.301 RESIDENTIAL USES](#)

9. Presentations

10. Adjourn