



# City of Colorado Springs

Regional Development  
Center  
2880 International Circle  
Colorado Springs, CO  
80910

## Meeting Minutes - Final Planning Commission

---

Wednesday, September 14, 2022

9:00 AM Regional Building Department - 2880 International Circle

---

### Extol Park Vista Addition No. 1 Annexation

- 7.E. [CPC A 21-00100](#) An ordinance annexing to the City of Colorado Springs that area known as Extol Park Vista Addition No. 1 consisting of 0.960 acres located at 4417 and 4421 Siferd Boulevard.

(Legislative)

Related Files: CPC A 21-00100R, CPC ZC 22-00017, CPC PFP 22-00018

Presenter:

Daniel Sexton, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

**Attachments:** [ORD\\_ExtolParkVistaAddNo.1Annexation](#)  
[Exhibit A - Annexation Legal Description](#)  
[ExtolParkVistaAddNo1\\_DJS Presentation](#)  
[Petition-SOA\\_ExtolParkVistaAddNo1](#)  
[CPC Staff Report\\_Extol Park Vista Addition No. 1 Annexation](#)  
[Project Statement](#)  
[Annexation Plat](#)  
[Zone Change Exhibit](#)  
[Context Map](#)  
[Preliminary and Final Plat](#)  
[Vicinity Map](#)  
[BOR Assent Approval Letter](#)  
[7.6.203-Annexation Conditions](#)

#### Staff presentation:

Daniel Sexton, Planning Supervisor Central Team, gave a PowerPoint presentation giving the history of the site and the scope and intent of the annexation.

#### Highlights:

- Annexation of 0.942 acres
- Zone establishment of the R-5/AO (Multi-Family Residential with Airport Overlay)
- Pulling in more public right-of-way with the annexation
- Within the Airport Overlay
- Single-family attached is a permitted use within the overlay
- Site slopes towards the Date and Siferd intersection
- Frontage a bit different the parcels, both will exit onto the intersection
- Both private drives will have significant improvements within the right-of-way but will curve away from the intersection to provide adequate site lines.
- There will be sidewalks and pedestrian crossing
- Project is in conformance with Comprehensive Plan
- Project will help to channelize stormwater

**Public Notice:**

- **126 property owners on two occasions one for internal review and one for Planning Commission**
- **Site was posted both times**

**Applicant presentation:**

David Hostetler, Land Development Consulting, representing the owner stated he didn't have anything to add.

**Questions:**

Commissioner Briggs asked if there was anything with the zone establishment that needs to be addressed for something like a school activity. Mr. Sexton state there wasn't and next to schools or churches residential is a preferred land use. The church in this case would not need to do anything additional nor would the applicant.

**Public Hearing:**Support:

No one in the audience or on the phone

Opposed:

No one in the audience or on the phone

**DISCUSSION, MOTION, VOTE AND DECISION:****No discussion**

**Motion by Commissioner Rickett, seconded by Commissioner Briggs, to recommend approval to City Council the annexation of 0.942-acre as the Extol Park Vista Addition No. 1 Annexation, based upon the findings that the annexation complies with the Conditions for Annexation criteria, as set forth**

in City Code Section 7.6.203. The motion passed by a vote of 9:0:0

**Aye:** 9 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Rickett, Commissioner Almy, Commissioner Hensler, Commissioner Foos and Commissioner Briggs

**7.F.** [CPC ZC 22-00017](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 0.331 acres located at 4417 and 4421 Siferd Boulevard establishing the R-5/AO (Multi-Family Residential with Airport Overlay) zone.

(Legislative)

Related Files: CPC A 21-00100R, CPC A 21-00100, CPC PFP 22-00018

Presenter:

Daniel Sexton, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

**Attachments:** [ORD\\_ZC\\_ExtolParkVistaAdditionNo.1](#)

[Exhibit A - Legal Desc](#)

[Exhibit B - Zone Change](#)

[7.5.603.B Findings - ZC](#)

See 7.E - CPC A 21-00100

**Motion by Commissioner Rickett, seconded by Commissioner Briggs, to recommend approval to City Council the establishment of an R-5/AO (Multi-family Residential with Airport Overlay) zone district for 0.331-acres, based upon the findings that the proposal meets the criteria for establishing a zone, as set forth in City Code Section 7.5.603(B). The motion passed by a vote of 9:0:0**

**Aye:** 9 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Rickett, Commissioner Almy, Commissioner Hensler, Commissioner Foos and Commissioner Briggs

**7.G.** [CPC PFP 22-00018](#)

The Extol Park Vista Subdivision No. 1 Preliminary/Final Plat establishing a residential land use for four (4)-units located at 4417 and 4421 Siferd Boulevard.

(Quasi-Judicial)

Related Files: CPC A 21-00100R, CPC A 21-00100, CPC ZC 22-00017

Presenter:

Daniel Sexton, Planning Supervisor, Planning and Community

Development

Peter Wysocki, Director, Planning and Community Development

**Attachments:** [Preliminary and Final Plat](#)

[7.7.102 Subdivision Plats](#)

[7.7.204 Preliminary Plat Requirements](#)

[7.7.303 Final Plat Reg - Subdivision Plats Review Criteria](#)

See 7B. - CPC A 21-00100

**Motion by Commissioner Rickett, seconded by Commissioner Briggs, to recommend approval to City Council the Extol Park Vista Addition Subdivision No.1 Preliminary/Final Plat, based upon the findings the proposal meets the review criteria for a final subdivision plat, as set forth in City Code Section 7.7.102; a preliminary plat, as set forth in City Code Section 7.7.204; and a final subdivision plat, as set forth in City Code Section 7.7.303. The motion passed by a vote of 9:0:0**

**Aye:** 9 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Rickett, Commissioner Almy, Commissioner Hensler, Commissioner Foos and Commissioner Briggs