

City of Colorado Springs

Due to COVID-19 Health Concerns, this meeting will be held remotely.



Regular Meeting Agenda

Thursday, February 18, 2021

8:30 AM

Remote Meeting - Call 720-617-3426

Conf ID: 815 137 01#

Planning Commission

How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- CenturyLink Channel 18

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

or

Copy and paste or type into your web browser to join the MS Teams meeting via the Web:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjE5ZjBjNWYtZWU4Zi00Y2VILWlxNDAtNjI3NmI0OWFkY2Yw%40thread.v2/0?](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjE5ZjBjNWYtZWU4Zi00Y2VILWlxNDAtNjI3NmI0OWFkY2Yw%40thread.v2/0?context=%7b%22Tid%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22Oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d)

[context=%7b%22Tid%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22Oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjE5ZjBjNWYtZWU4Zi00Y2VILWlxNDAtNjI3NmI0OWFkY2Yw%40thread.v2/0?context=%7b%22Tid%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22Oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d)

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 21-101](#) Minutes for the November 19, 2020 Planning Commission Hearing

Presenter:

Reggie Graham, Chair of the City Planning Commission

Attachments: [CPC_Minutes_11.19.20_draft](#)

- 2.B.** [CPC 21-122](#) Minutes for the December 17, 2020 Planning Commissioner Hearing

Presenter:

Reggie Graham, Planning Commission Chairman

Attachments: [CPC_Minutes_draft_12.17.20](#)

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.)

603 El Paso

- 4.A. [CPC ZC 20-00139](#) A rezoning of 17,110 square feet from C5/cr (Intermediate Business with Conditions of Record) to C5/cr (Intermediate Business with Conditions of Record) located at 603 South El Paso Street.

(Quasi-Judicial)

Presenter:

Gabe Sevigny, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report 603 S El Paso Street](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change](#)

[Development Plan](#)

[Project Statement](#)

[Vision Map](#)

[Areas of Change](#)

[Context Map](#)

[7.5.603.B Findings - ZC](#)

- 4.B. [CPC DP 20-00140](#) The 603 South El Paso Development Plan adding a catering and restaurant facility along with updated parking, trash enclosure, and landscaping located at 603 South El Paso Street.

(Quasi-Judicial)

Presenter:

Gabe Sevigny, Principal Planner, Planning & Community Development

Attachments: [Development Plan](#)

[7.5.502.E Development Plan Review](#)

Colorado Springs Youth Symphony

- 4.C. [CPC UV 20-00175](#) A Use Variance Development Plan for the Colorado Springs Youth Symphony project establishing a proprietary school for music located at 3113 Primrose Drive.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [CPC Report_CSYS](#)
[Use Variance Site Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[ContextMap](#)
[CC_CSYS](#)
[7.5.502.E Development Plan Review](#)
[7.5.803.B Use Variance Review Criteria](#)

Kaleidos

4.D. [CPC ZC
20-00151](#)

A rezoning of 9.51 acres from PIP2/CR/AO (Planned Industrial Park with conditions of record and Airport Overlay) to R-5/AO (Multi-Family Residential with Airport Overlay) located at 1750 South Murray Road.

(Quasi-Judicial)

Presenter:

Gabe Sevigny, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report_Kaleidos](#)
[Exhibit A - Legal Desc](#)
[Exhibit B - Zone change](#)
[Development Plan](#)
[Project Statement](#)
[Neighbor Comment](#)
[Context Map_Commercial](#)
[Context Map Park School](#)
[Context Map](#)
[Vision Map](#)
[Vibrant Neighborhoods Framework_8.5x11](#)
[Unique Places Framework](#)
[Thriving Economy Framework](#)
[7.5.603.B Findings - ZC](#)

- 4.E. [CPC DP
20-00152](#) The Kaleidos Development Plan for 150 units in 30 5-plexes located at 1750 South Murray Road.

(Quasi-Judicial)

Presenter:

Gabe Sevigny, Principal Planner, Planning & Community Development

Attachments: [Development Plan](#)
[7.5.502.E Development Plan Review](#)

Outlook at Briargate

- 4.F. [CPC CU
20-00104](#) A conditional use development plan for a 300-unit rental housing community located at 1650 Briargate Boulevard and consisting of 12.62 acres.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Attachments: [CPC Staff Report Outlook at Briargate](#)
[Conditional Use Development Plan](#)
[Graphics Appendix](#)
[Project Statement](#)
[Context Map](#)
[PlanCOS Vision Map](#)
[Outlook Briargate - Perez letter](#)
[Public Comment](#)
[Area Map Outlook at Briargate](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)
[7.5.502.B Development App Plan Review Criteria](#)

Templeton Gap Townhomes

- 4.G. [CPC PUZ
20-00012](#) A zone change from PUD (Planned Unit Development 5.66 DU/AC, 30' max. height; airport overlay) to PUD/AO (Planned Unit Development 20 DU/AC max., 35' max. height; airport overlay) for a site located northeast of the Templeton Gap Road and Wolf Ridge Road consisting of 10.64 acres.

(Quasi-Judicial)

Presenter:
Katie Carleo, Senior Planner, Planning & Community Development

- Attachments:** [CPC Staff Report_Templeton Gap Townhomes](#)
[PROJECT STATEMENT](#)
[PUBLIC COMMENT](#)
[PUBLIC COMMENT RESPONSE](#)
[DUBLIN NORTH CONTEXT](#)
[CONCEPT PLAN](#)
[DEVELOPMENT PLAN](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

4.H. [CPC PUP 20-00013](#) Templeton Gap Townhomes PUD Concept Plan for establishment of townhouse development located northeast of the Templeton Gap Road and Wolf Ridge Road consisting of 10.64 acres.

(Quasi-Judicial)

Presenter:
Katie Carleo, Senior Planner, Planning & Community Development

- Attachments:** [CONCEPT PLAN](#)
[7.5.501.E Concept Plans](#)
[7.3.605 PUD Concept Plan](#)

4.I. [CPC PUD 20-00014](#) Templeton Gap Townhomes PUD Development Plan located northeast of the Templeton Gap Road and Wolf Ridge Road intersection consisting of 10.64 acres.

(Quasi-Judicial)

Presenter:
Katie Carleo, Senior Planner, Planning & Community Development

- Attachments:** [DEVELOPMENT PLAN](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

5590 N Nevada Ave - WCF

4.J. [CPC CM1 20-00174](#) A conditional use development plan application to allow for the installation of new 80-foot tall non-stealth monopole wireless communications facility located at 5590 North Nevada Avenue.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Attachments: [CPC Staff Report_5590 N Nevada Avenue](#)
[CM1 Conditional Use Development Plan](#)
[Project Statement](#)
[Context Map](#)
[PlanCOS Vision Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)
[7.4.607 ProcessingOfWCFApps](#)
[7.4.608 WCF ReviewProcedures&Requirements](#)

ITEMS CALLED OFF CONSENT

5. UNFINISHED BUSINESS

Carport Appeal

- 5.A. [CPC AP 20-00178](#) Postpone an appeal of a Notice and Order to Abate for violation of a carport within the 25-foot front yard setback on a residentially zoned (PUD) property located at 1325 Challenger Drive.

(Quasi-Judicial)

Presenter:

Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development

6. NEW BUSINESS CALENDAR

Carport Appeal

- 6.A. [CPC AP 21-00001](#) Postpone an appeal of a Notice and Order to Abate for violation of a carport within the 25-foot front yard setback on a residentially zoned (PUD) property located at 1315 Challenger Drive.

(Quasi-Judicial)

Presenter:

Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development

Withdraw 4815 Barnes Rd - WCF

- 6.B.** [CPC CM1
20-00164](#) Withdrawal of a conditional use development for new antennas and the 20-foot extension of an existing wireless telecommunications facility at 4815 Barnes Road.
- (Quasi-Judicial)
- Presenter:
Matthew Alcuran, Planner II, Planning and Community Development

East Fountain Apartments

- 6.C.** [CPC CU
20-00142](#) A conditional use development plan for the East Fountain Apartments proposing construction of a 208-unit apartment complex located at the northeast corner of the Fountain Boulevard and Aeroplaza Drive intersection.
- (Quasi-Judicial)
- Presenter:
Gabe Sevigny, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report_East Fountain](#)
[Conditional Use](#)
[Project Statement](#)
[Neighbor Comments](#)
[Vision Map](#)
[Areas of Change](#)
[Thriving Economy Framework](#)
[Context Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

- 6.D.** [CPC R
20-00170](#) Administrative Relief for over-all building height not to exceed 55 feet where the maximum building height for the zone district is 45 feet located at the northeast corner of the Fountain Boulevard and Aeroplaza Drive intersection.
- (Quasi-Judicial)
- Presenter:
Gabe Sevigny, Principal Planner, Planning & Community Development

Attachments: [7.3.204 Development Standards](#)
[7.5.1101 Purpose - Administrative Relief](#)

Reagan Ranch

- 6.E. [CPC MP 87-00381-A27 MJ20](#) A major amendment of the Banning Lewis Ranch Master Plan changing land use designations from R & D (Research and Development), INP (Industrial Park) and R (Retail) land uses to Commercial and Residential land uses, on 235.8 acres of land located southeast of State Highway 94 at Marksheffel Road.

(Legislative)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

- Attachments:**
- [CPC Report Reagan Ranch](#)
 - [Project Statement Reagan Ranch](#)
 - [Master Plan Amendment](#)
 - [Zone Change](#)
 - [PUD Zone Change](#)
 - [Concept Plan](#)
 - [PUD Concept Plan](#)
 - [ELLCOTT SCHOOL DISTRICT](#)
 - [AIRPORT ADVISORY COMMISSION](#)
 - [PETERSON AIR FORCE BASE](#)
 - [7.5.408 Master Plan](#)

- 6.F. [CPC CP 20-00137](#) A Concept Plan establishing the location of land uses, major roads, access points and density of planned commercial, office, and light industrial uses for 98.1 acres of land located southeast of State Highway 94 at Marksheffel Road.

(Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

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

- 6.G. [CPC PUP 20-00136](#) A PUD Concept Plan establishing the conceptual location of land uses, major roads, access points and density of planned residential uses for 137.7 acres of land located southeast of State Highway 94 at Marksheffel Road.

(Quasi-Judicial)

Presenter:
Tasha Brackin, Senior Planner, Planning & Community Development

- Attachments:** [PUD Concept Plan](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

6.H. [CPC ZC 20-00135](#) A Zone Change of 77.8 acres from PIP2/CR/APZ1/APZ2/AO (Planned Industrial Park 2/Conditions of Record/Accident Potential Zone 1/Accident Potential Zone 2/Airport Overlay) to PBC/APZ1/APZ2/AO (Planned Business Center/Accident Potential Zone 1/Accident Potential Zone 2/Airport Overlay) located southeast of State Highway 94 at Marksheffel Road.

(Quasi-Judicial)

Presenter:
Tasha Brackin, Senior Planner, Planning & Community Development

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

6.I. [CPC PUZ 20-00134](#) A zone change of 137.7 acres from PIP2/PBC/CR/AO (Planned Industrial Park 2/Planned Business Center/Conditions of Record/Airport Overlay) to PUD/AO (Planned Unit Development/Airport Overlay) located southeast of State Highway 94 at Marksheffel Road.

(Quasi-Judicial)

Presenter:
Tasha Brackin, Senior Planner, Planning & Community Development

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

7. PRESENTATIONS/UPDATES

7.A. [21-088](#) 2020 PlanCOS Annual Report

Presenter: Hannah McGuire

8. Adjourn