

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, June 18, 2020

8:30 AM

Remote Meeting

Ph: 720-617-3426 Conf ID: 368 313 609#

Planning Commission

HOW TO WATCH THE MEETING

SPRINGSTV - Coloradosprings.gov/SpringsTV

Comcast Channel 18/880 (HD)

CenturyLink Channel 18

To make comments during the meeting, please wait for the item to be presented, and you will remain on mute until the public comment portion: (to mute and unmute your phone, press *6)

Phone: +1 720-617-3426

Conference ID: 368 313 609#

HOW TO WATCH THE MEETING**SPRINGSTV - Coloradosprings.gov/SpringsTV****Comcast Channel 18/880 (HD)****CenturyLink Channel 18**

To make comments during the meeting, please wait for the item to be presented, and you will remain on mute until the public comment portion: (to mute and unmute your phone, press *6)

Phone: +1 720-617-3426**Conference ID: 368 313 609#****1. Call to Order****2. Approval of the Minutes**

- 2.A. [CPC 20-214](#) Minutes for the April 30, 2020 City Planning Commission Meeting

Presenter:

Reggie Graham, Chair

Attachments: [CPC Minutes 04.30.20](#)

- 2.B. [CPC 20-274](#) Minutes for the May 21, 2020 City Planning Commission Meeting

Presenter:

Reggie Graham, Chair, City Planning Commission

Attachments: [CPC Minutes 05.21.20 draft](#)

3. Communications

Peter Wysocki - Director of Planning & 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.)

Cordera Filing No. 6

- 4.A. [CPC PUZ 20-00051](#) A zone change for the Cordera Filing No. 6 project changing 69.97 acres from PUD/A (Planned Unit Development and Agricultural) to PUD (Planned Unit Development), located east of Union Boulevard and north of Fraser Valley Lane.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

- Attachments:** [CPC Report_Cordera Filing No. 6](#)
[Concept Plan_Cordera Filing No. 6](#)
[Project Statement_Cordera Filing No. 6](#)
[PUD Zone Change_Cordera Filing No. 6](#)
[PlanCOS Vibrant Neighborhoods Map](#)
[Briagate Master Plan_Cordera Filing No. 6](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 4.B.** [CPC PUP
20-00052](#) A PUD Concept Plan for the Cordera Filing No. 6 project illustrating the envisioned northeast extension of the Cordera development on 69.97 acres located east of Union Boulevard and north of Fraser Valley Lane.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

- Attachments:** [Concept Plan_Cordera Filing No. 6](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

Lexus of Colorado Springs

- 4.C.** [CPC ZC
20-00047](#) A Zone Change request changing 8.5 acres from OC/SS (Office Complex with Streamside Overlay) to C6/cr/SS (General Business with conditions of record and Streamside Overlay), located at 5580-5590 North Nevada Avenue.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [CPC Report Lexus of CS](#)
[Zone Change Exhibit](#)
[Development Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Context Map](#)
[North Nevada Avenue URA Map](#)
[7.5.603.B Findings - ZC](#)

- 4.D. [CPC DP](#)
[20-00048](#) A Development Plan for the Lexus of Colorado Springs project to allow the redevelopment of the 8.5-acre site with an automotive dealership and ancillary site improvements, located at 5580-5590 North Nevada Avenue.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

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

Street Name Change - Stanton Road

- 4.E. [CPC SN](#)
[20-00058](#) A Street Name Change renaming segments of Stanton Road and Spine Road to Clyde Way, located from Eagle Rock Road to Austin Bluffs Parkway.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [CPC Report UCCS StantonSNC](#)
[Project Statement](#)
[Site Plan](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[Context Map](#)
[UCCS Master Plan Map](#)
[7.7.704.D.7 Street Name Changes Review Criteria](#)

Crest at Woodmen

- 4.F. [CPC PUZ
20-00044](#) A Zone Change request for the Crest at Woodmen project changing 63.9 acres from PIP-1/cr/SS (Planned Industrial Park with Conditions of Record and Streamside Overlay) to PUD/SS (Planned Unit Development with Streamside Overlay), located at 6765 Campus Drive.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [CPC Report_Crest@Woodmen](#)
[PUD Zone Change Exhibit](#)
[PUD Concept Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[Context Map](#)
[PlanCOS Vibrant Neighborhoods Map](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

- 4.G. [CPC PUP
20-00045](#) A PUD Concept Plan for the Crest at Woodmen project illustrating the envisioned lot configuration and land uses for the redevelopment of the 63.9-acre site located at 6765 Campus Drive.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

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

Yoga Studio - 1528 East Pikes Peak Avenue

- 4.H. [CPC ZC
19-00097](#) A zone change of .64-acre changing the zoning from OR (Office Residential) to PBC (Planned Business Center), located at the northeast and northwest intersection of East Pikes Peak Avenue and Farragut Avenue.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

- Attachments:** [CPC Staff Report_Yoga Studio](#)
[ZONE SITE PLAN](#)
[DEVELOPMENT PLAN](#)
[DP PROJECT STATEMENT](#)
[ZONE PROJECT STATEMENT](#)
[ZONING MAP](#)
[CONTEXT MAP](#)
[PARKING CALCULATIONS CHART](#)
[PLANCOS](#)
[7.5.603.B Findings - ZC](#)

- 4.I. [CPC DP](#)
[19-00098](#) A development plan for a personal improvement service, located at the northeast and northwest intersection of East Pikes Peak Avenue and Farragut Avenue.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

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

- 4.J. [CPC NV](#)
[19-00099](#) A nonuse variance from City Code Section 7.4.203, Parking Space Requirements by Use, to allow 30 parking spaces where 34 parking spaces are required for personal improvement service, located at the northeast and northwest intersection of East Pikes Peak Avenue and Farragut Avenue.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

- Attachments:** [7.4.203.A Parking Space Req by Use](#)
[7.5.802.E GuidelinesforReview_NonuseVariance](#)

ITEMS CALLED OFF CONSENT

5. UNFINISHED BUSINESS - None

6. NEW BUSINESS CALENDAR - None**7. PRESENTATIONS/UPDATES**

- 7.A. [20-077](#) HomeCOS: Housing Our Future, A Comprehensive Affordable and Attainable Housing Plan for the City of Colorado Springs, Colorado

Presenter:

Steve Posey, HUD Program Manager, Community Development Division

Peter Wysocki, Director of Planning and Community Development

Attachments: [HomeCOS Housing Our Future Housing Needs Chart.pdf](#)
[HomeCOS CC CPC Presentations 6 2020](#)

- 7.B. [20-050](#) Colorado Springs Homelessness Initiative Annual Report

Presenter:

Andy Phelps, Homelessness Prevention and Response Coordinator, Planning and Community Development

Attachments: [Homelessness Initiative Annual Report Presentation](#)

8. Adjourn