



# City of Colorado Springs

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

## Meeting Minutes - Final Planning Commission

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*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#**

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Thursday, June 18, 2020

8:30 AM

Remote Meeting

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

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### 1. Call to Order

- Present:** 8 - Vice Chair Scott Hente, Commissioner Jim Raughton, Chair Reggie Graham, Commissioner Rhonda McDonald, Commissioner Alison Eubanks, Commissioner John Almy, Commissioner Marty Rickett and Commissioner Natalie Wilson
- Excused:** 1 - Commissioner James McMurray

### 2. Approval of the Minutes

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

Presenter:  
Reggie Graham, Chair

**Motion by Vice Chair Hente, seconded by Commissioner McDonald, to approve the April 30, 2020 City Planning Commission Minutes. The motion passed by a vote of 7:0:1:1**

- Aye:** 7 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy and Commissioner Wilson
- Absent:** 1 - Commissioner McMurray
- Abstain:** 1 - Commissioner Rickett

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

Presenter:  
Reggie Graham, Chair, City Planning Commission

**Motion by Commissioner Rickett, seconded by Vice Chair Hente, to approve the minutes for the May 21, 2020 City Planning Commission meeting. The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

**Absent:** 1 - Commissioner McMurray

**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.)**

**Lexus of Colorado Springs**

**4.C. CPC ZC 20-00047** An Ordinance amending the zoning map of the City of Colorado Springs pertaining to 8.5 acres of land from Office Complex with Streamside Overlay (OC/SS) to General Business with Conditions of Record and Streamside Overlay (C6/cr/SS), located 5580-5590 North Nevada Avenue.

(Quasi-Judicial)

Related Files: CPC ZC 20-00047, CPC DP 20-00048

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to refer this Ordinance to the City Council. The motion passed unanimously.**

**4.D. CPC DP 20-00048** A development plan for Lexus of Colorado Springs automotive sales on 8.5 acres located at 5580-5590 North Nevada Avenue.

(Quasi-Judicial)

Related Files: CPC ZC 20-00047, CPC DP 20-00048

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to refer this Planning Case to the City Council. The motion passed unanimously.**

**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

**A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to approve this Planning Case on the Consent Calendar. The motion carried unanimously.**

**Crest at Woodmen**

- 4.F. **CPC PUZ 20-00044** An Ordinance amending the zoning map of the City of Colorado Springs pertaining to 63.9 acres from PIP-1/cr/SS (Planned Industrial Park with Conditions of Record and Streamside Overlay) to PUD/SS (Planned Unit Development: Commercial, Industrial, and Residential Uses; Maximum Building Height of 45 feet, Density 25-30 Dwelling Units per Acre (Lot 6 only), and Maximum Building Square Footage of 677,527 Square Feet (lots 1-6) with Streamside Overlay), located at 6765 Campus Drive.

(Quasi-Judicial)

Related Files: CPC PUZ 20-00044, CPC PUP 20-00045

Presenter:  
Daniel Sexton, Principal Planner, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

**A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to refer this Ordinance to the City Council. The motion passed unanimously.**

- 4.G. **CPC PUP 20-00045** A PUD concept plan for the Crest at Woodmen for the redevelopment of a 63.9-acre site with a mix of residential, commercial and industrial uses.

(Quasi-Judicial)

Related Files: CPC PUZ 20-00044, CPC PUP 20-00045

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to refer this Planning Case to the City Council. The motion passed unanimously.**

**Yoga Studio - 1528 East Pikes Peak Avenue**

**4.H. CPC ZC  
19-00097**

An Ordinance amending the zoning map of the City of Colorado Springs pertaining to .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)

Related Files: CPC ZC 19-00097, CPC DP 19-00098, CPC NV 19-00099

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development  
Peter Wysocki, Director, Planning and Community Development

**A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to refer this Ordinance to the City Council. The motion passed unanimously.**

**4.I. CPC DP  
19-00098**

A development plan for a yoga (personal improvement service), located at the northeast and northwest intersection of East Pikes Peak Avenue and Farragut Avenue.

(Quasi-Judicial)

Related Files: CPC ZC 19-00097, CPC DP 19-00098, CPC NV 19-00099

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development  
Peter Wysocki, Director, Planning and Community Development

A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to refer this Planning Case to the City Council. The motion passed unanimously.

**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)

Related Files: CPC ZC 19-00097, CPC DP 19-00098, CPC NV 19-00099

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development  
Peter Wysocki, Director, Planning and Community Development

A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to refer this Planning Case to the City Council. The motion passed unanimously.

**Approval of the Consent Agenda**

Motion by Commissioner Rickett, seconded by Commissioner Raughton, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 8:0:1:0

**ITEMS CALLED OFF CONSENT**

**Cordera Filing No. 6**

Cordera Filing No. 6 (CPC PUZ 20-00051 and CPC PUP 20-00052) were pulled from the Consent Calendar by Commissioners Raughton and McDonald, both of whom have had an interest in the property and asked to be recused.

**4.A. CPC PUZ  
20-00051**

An ordinance amending the zoning map of the City of Colorado Springs relating to 69.97 acres located east of Union Boulevard and north of Fraser Valley Lane from PUD/A (Planned Unit Development and Agricultural) to PUD (Planned Unit Development: single-family residential, 2-3.49 dwelling units per acre, 36-foot maximum building height)

(Quasi-Judicial)

Related files: CPC PUZ 20-00051, CPC PUP 20-00052

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development  
Peter Wysocki, Planning Director, Planning and Community Development

**Motion by Commissioner Rickett, seconded by Vice Chair Hente, to recommend approval to City Council the zone change of 69.97 acres from PUD/A (Planned Unit Development and Agricultural) to PUD (Planned Unit Development; single-family residential, 2-3.49 dwelling units per acres, 36-foot maximum building height), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603 and the development of a PUD zone as set forth in City Code Section 7.3.603. The motion passed by a vote of 6:0:1:2 with Commissioners Raughton and McDonald recused.**

**Aye:** 6 - Vice Chair Hente, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

**Absent:** 1 - Commissioner McMurray

**Recused:** 2 - Commissioner Raughton and Commissioner McDonald

**4.B. CPC PUP  
20-00052**

The Cordera Filing No. 6 PUD Concept Plan for a residential development on 69.97 acres located east of Union Boulevard and north of Fraser Valley Lane.

(Quasi-Judicial)

Related files: CPC PUZ 20-00051, CPC PUP 20-00052

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development  
Peter Wysocki, Planning Director, Planning and Community Development

**Motion by Commissioner Rickett, seconded by Vice Chair Hente, to recommend approval to City Council the PUD concept plan for the Cordera Filing No. 6 project, based upon the findings that the PUD concept plan meets the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605 and meets the eight (8) review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E). The motion passed by a vote of 6:0:1:2 with Commissioners Raughton and McDonald recused.**

**Aye:** 6 - Vice Chair Hente, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

**Absent:** 1 - Commissioner McMurray

**Recused:** 2 - Commissioner Raughton and Commissioner McDonald

**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

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

Presenter:

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

## **8. Adjourn**