

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, August 20, 2020

8:30 AM

Remote Meeting - Phone 720-617-3426

Conf ID: 679 492 185 #

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

During the meeting, those who wish to comment should submit their name, telephone number, and the topic or agenda item for comment via elena.lobato@coloradosprings.gov in addition to calling 720-617-3426 and entering Conference ID: 679 492 185#

1. Call to Order

2. Approval of the Minutes

- 2.A. [CPC 20-462](#) Minutes for the July 16, 2020 City Planning Commission

Presenter:

Reggie Graham, Chair, City Planning Commission

Attachments: [CPC_Minutes_07.16.20_draft](#)

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.)

Allen Builders

- 4.A. [CPC ZC 20-00067](#) Establishment of the M-1/AO (Light Industrial with Airport Overlay) zone district pertaining to 4.99 acres located at 2845 Resnik Drive.

(Legislative)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

- Attachments:** [CPC Staff Report Allen Builders Development Plan](#)
[Development Plan](#)
[Project statement](#)
[Vision Map](#)
[Context Map](#)
[7.5.603.B Findings - ZC](#)

4.B. [CPC DP 20-00068](#) The Allen Builders Development Plan establishing a light industrial use located at 2845 Resnik Drive.

(Quasi-Judicial)

Presenter:
 Lonna Thelen, Principal Planner, Planning & Community Development

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

Carlo Carwash

4.C. [CPC CU 20-00081](#) A Conditional Use Development Plan to allow an automotive wash use, located at 1802, 1804, 1808 East Dale Street and 803 and 827 North Union Boulevard.

(Quasi-Judicial)

Presenter:
 Katelynn Wintz, Senior Planner, Planning & Community Development

- Attachments:** [CPC Report Carlo Car Wash](#)
[Conditional Use](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[Neighborhood Response Letter](#)
[Vicinity Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

4.D. [CPC NV 20-00105](#) A Nonuse Variance from City Code Section 7.3.204 allowing a 15-foot front yard setback where 20 feet is required, located at 1802, 1804, 1808 East Dale Street and 803 and 827 North Union Boulevard.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Attachments: [7.3.204](#)

[7.5.802.B Nonuse Variance Criteria](#)

Flying Horse Turin II

4.E. [CPC PUZ
20-00077](#)

A zone change pertaining to 58.69 acres generally located north and west of the Highway 83 and Shoup Road intersection from A (Agriculture) to PUD (Planned Unit Development: 35-foot maximum height, single-family detached units, 2-3.5 dwelling units per acre).

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Attachments: [CPC Staff Report - Flying Horse Turin II](#)

[Development Plan](#)

[Project Statement](#)

[7.5.603.B Findings - ZC](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

4.F. [CPC PUD
20-00078](#)

The Turin II Filings 3 and 4 Development Plan for 95 single-family detached residential units generally located north and west of the Highway 83 and Shoup Road intersection.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Attachments: [Development Plan](#)

[7.5.502.E Development Plan Review](#)

[7.3.606 PUD Development Plan](#)

Tutt Self Storage

4.G. [CPC ZC
20-00086](#)

A Zone Change request changing 1.48-acre from PBC/cr/SS/AO (Planned Business Center with Conditions of Record, and Streamside and Airport Overlays) to PBC/cr/SS/AO (Planned Business Center with Conditions of Record, and Streamside and Airport Overlays), located at 3855 and 3865 Tutt Boulevard.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [CPC Report Tuttt Self-Storage](#)
[Zone Change Exhibit](#)
[Development Plan](#)
[Development Plan Project Statement](#)
[Zone Change Project Statement](#)
[PlanCOS Vision Map](#)
[CGS Correspondence](#)
[Context Map](#)
[7.5.603 Findings - ZC](#)

**4.H. [CPC DP](#)
[20-00093](#)**

A Development Plan for the Tuttt Self Storage project to allow the development of the 1.48-acre site with an 82,884 square foot three-story commercial building for an indoor mini-warehouse use and ancillary site improvements, located at 3855 and 3865 Tuttt Boulevard.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

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

Chestnuts on the Creek

**4.I. [CPC CU](#)
[19-00039](#)**

A Conditional Use Development Plan to allow multi-family residential and ancillary site improvements on .95-acre located at 770 Vondelpark Drive.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Attachments: [CPC Report Chestnuts on the Creek](#)
[Conditional Use](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Neighborhood Response Letter](#)
[CGS correspondence](#)
[Vicinity Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

- 4.J. [CPC R](#) An Administrative Relief request to allow a 17-foot front yard setback
[20-00106](#) where 20 feet is required, located at 770 Vondelpark Drive.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Attachments: [7.3.104 A-R-SU-TND Development Standards](#)
[7.5.1101 Purpose - Administrative Relief](#)

ITEMS CALLED OFF CONSENT

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

BLR Village B1

- 6.A. [CPC MP](#) A Major Master Plan Amendment to the Banning Lewis Ranch
[87-00381-A25](#) Master Plan for 32.4 acres to reduce the density of residential land
[MJ20](#) use from Residential-High to Residential-M, located northeast of
Redcloud Peak Drive and future Banning Lewis Parkway.

(Legislative)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

- Attachments:** [CPC Report BLR Village B1](#)
[Major Master Plan Amendment](#)
[Row Vacation](#)
[Zone Change](#)
[Concept Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Fiscal Impact Analysis BLR Village B1](#)
[District 49 Letter](#)
[Context Map](#)
[7.5.408 Master Plan](#)

6.B. [CPC V](#)
[20-00031](#) A Right-of-Way Vacation to allow the vacation of 6.446 acres of undeveloped public right-of-way known as Banning Lewis Parkway.

 (Legislative)

Presenter:
 Katelynn Wintz, Senior Planner, Planning & Community Development

- Attachments:** [Row Vacation](#)
[7.7.402.C Vacation Procedures](#)

6.C. [CPC PUZ](#)
[20-00029](#) A Zone Change request for the Banning Lewis Ranch Village B1 project changing 32.44 acres from Multi-Family and Single-Family Residential with Airport and Streamside Overlays to PUD/AO (Planned Unit Development: Single-Family Detached Residential, 3.5-7.99 Dwelling Units Per Acre, and a Maximum Building Height of 35 feet; with an Airport Overlay), located northeast of Redcloud Peak Drive and future Banning Lewis Parkway.

 (Quasi-Judicial)

Presenter:
 Katelynn Wintz, Senior Planner, Planning & Community Development

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

6.D. [CPC PUP](#)
[20-00030](#) A PUD Concept Plan for Banning Lewis Ranch Village B1 establishing residential develop for 32.4 acres, located northeast of Redcloud Peak Drive and future Banning Lewis Parkway.

 (Quasi-Judicial)

Presenter:
Katelynn Wintz, Senior Planner, Planning & Community Development

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

Dickerson Addition No. 1 Annexation

6.E. [CPC A](#) Dickerson Addition No. 1 Annexation located southwest of Siferd
[19-00064](#) Boulevard and Rosalie Street consisting .414-acre.

(Legislative)

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

- Attachments:** [CPC Staff Report Dickerson Annexation KAC](#)
[DICKERSON PROJECT STATEMENT](#)
[DICKERSON ANNEXATION PLAT](#)
[DICKERSON FISCAL IMPACT ANALYSIS](#)
[DICKERSON ANNEXATION AGREEMENT](#)
[PARK VISTA Vicinity and Surrounding Uses \(Dickerson\)](#)
[PARK VISTA Enclave Analysis](#)
[DICKERSON PRELIMINARY FINAL PLAT](#)
[7.6.203-Annexation Conditions](#)

6.F. [CPC ZC](#) Dickerson zone change establishing the R-5 (Multi-family
[20-00055](#) Residential) zone located southwest of Siferd Boulevard and Rosalie Street and consisting of .331-acre.

(Legislative)

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

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

6.G. [CPC PFP](#) Dickerson Preliminary/Final Plat for property located southwest of
[20-00056](#) Siferd Boulevard and Rosalie Street consisting of .331-acre.

(Quasi-Judicial)

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

- Attachments:** [DICKERSON PRELIMINARY FINAL PLAT](#)
[7.7.102 Subdivision Plats](#)
[7.7.204 Preliminary Plat Requirements](#)
[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

Mazariegos Addition No. 1 Annexation

- 6.H.** [CPC A](#)
[18-00116](#) Mazariegos Addition No. 1 Annexation located at 4221 Date Street consisting of .165- acre.

 (Legislative)

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

- Attachments:** [CPC Staff Report_Mazariegos Annexation_KAC](#)
[MAZARIEGOS PROJECT STATEMENT](#)
[MAZARIEGOS ANNEXATION PLAT](#)
[MAZARIEGOS FISCAL IMPACT ANALYSIS](#)
[MAZARIEGOS ANNEXATION AGREEMENT](#)
[PARK VISTA Vicinity and Surrounding Uses \(Mazariegos\)](#)
[MAZARIEGOS PRELIMINARY FINAL PLAT](#)
[PARK VISTA Enclave Analysis](#)
[7.6.203-Annexation Conditions](#)

- 6.I.** [CPC ZC](#)
[19-00141](#) Mazariegos zone change establishing an R-5 (Multi-family Residential) zone district located at 4221 Date Street and consisting of .165-acre.

 (Legislative)

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

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

- 6.J.** [CPC PFP](#)
[20-00082](#) Mazariegos Preliminary/Final Plat for property located 4221 Date Street and consisting of .165-acre.

 (Quasi-Judicial)

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

- Attachments:** [MAZARIEGOS PRELIMINARY FINAL PLAT](#)
 [7.7.102 Subdivision Plats](#)
 [7.7.204 Preliminary Plat Requirements](#)
 [7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

Peak Center Addition No. 1 Annexation

- 6.K.** [CPC A](#) Peak Center Addition No. 1 Annexation located east of Voyager
 [19-00134](#) Parkway along Old Ranch Road consisting of 11.36 acres.

(Legislative)

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

- Attachments:** [CPC Staff Report Peak Center Annexation](#)
 [PEAK CENTER PROJECT STATEMENT](#)
 [PUBLIC COMMENT](#)
 [PUBLIC COMMENT RESPONSE](#)
 [PEAK CENTER ANNEXATION PLAT](#)
 [PEAK CENTER ANNEXATION Near Enclave Analysis](#)
 [PEAK CENTER Vicinity and Surrounding Uses](#)
 [PEAK CENTER FISCAL IMPACT ANALYSIS](#)
 [PEAK CENTER ANNEXATION AGREEMENT](#)
 [PEAKS RECOVERY CONCEPT PLAN](#)
 [7.6.203-Annexation Conditions](#)

- 6.L.** [CPC ZC](#) Establishment of an OC/CR/SS (Office Complex with Conditions of
 [20-00032](#) Record and Streamside Overlay) zone district located east of
 Voyager Parkway along Old Ranch Road and consisting of 9.76
 acres.

(Legislative)

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

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

- 6.M.** [CPC CP](#) The Peaks Recovery Concept Plan for a licensed drug and alcohol
 [20-00033](#) addiction treatment residential facility including 24-hour staffing and
 future phased development of the property located east of Voyager
 Parkway along Old Ranch Road consisting of 9.76 acres.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [PEAKS RECOVERY CONCEPT PLAN](#)

[7.5.501.E Concept Plans](#)

BLR North Annexation

6.N. [CPC A
19-00022](#)

Banning Lewis Ranch North Annexation located along the north and south side of Woodmen Road between Mohawk Road and Golden Sage Road consisting of 887.08 acres.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report BLR North Annexation_KAC](#)

[BLR-NORTH PROJECT STATEMENT](#)

[PUBLIC COMMENT](#)

[PUBLIC COMMENT RESPONSE](#)

[BLR-NORTH ANNEXATION PLAT](#)

[BLR-NORTH FISCAL IMPACT ANALYSIS](#)

[BLR-NORTH ANNEXATION AGREEMENT](#)

[BLR-NORTH MASTER PLAN](#)

[BLR-NORTH CONCEPT PLAN](#)

[BLR-NORTH Vicinity and Surrounding Uses](#)

[7.6.203-Annexation Conditions](#)

6.O. [CPC MP
19-00123](#)

The Banning Lewis Ranch North Master Plan for proposed commercial, industrial, civic, single-family residential, multi-family residential, parks and open spaces located along the north and south side of Woodmen Road between Mohawk Road and Golden Sage Road and consisting of approximately 809.6 acres.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [BLR-NORTH MASTER PLAN](#)

[7.5.408 Master Plan](#)

6.P. [CPC PUZ
19-00124](#)

Establishment the Planned Unit Development zone district with an Airport Overlay (PUD/AO) accommodating commercial, industrial, civic, single-family residential, multi-family residential, open space and parks uses as defined by the Banning Lewis Ranch North Zoning

and Design Standards for 809.6 acres located along the north and south side of Woodmen Road between Mohawk Road and Golden Sage Road.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

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

[7.3.603 Establishment & Development of a PUD Zone](#)

6.Q. [CPC PUP
19-00125](#)

The Banning Lewis Ranch North PUD Concept Plan establishing proposed commercial, industrial, civic, single-family residential, multi-family residential, open space and parks located along the north and south side of Woodmen Road between Mohawk Road and Golden Sage Road and consisting of approximately 809.6 acres.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [BLR-NORTH CONCEPT PLAN](#)

[7.5.501.E Concept Plans](#)

[7.3.605 PUD Concept Plan](#)

7. PRESENTATIONS/UPDATES

8. Adjourn