

# City of Colorado Springs

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



## Meeting Minutes - Draft

Thursday, December 17, 2020

8:30 AM

Remote - Call 720-617-3426

Enter Conf ID: 866 286 596#

## Planning Commission

*Those who wish to join/comment during the meeting by phone should wait to be admitted into the meeting after calling in.*

*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.*

### Overlook at Centennial and Fillmore

- 6.E. [CPC MPA 04-00043-A6 MJ20](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving a Major Master Plan amendment to the Hills Properties Master Plan, changing the land use designation from Office and Hospital to Residential and Open Space.

(Legislative)

Related Files: CPC MPA 04-00043-A6MJ20, CPC PUZ 20-00119, and CPC PUP 20-00120

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**Staff presentation:**

Daniel Sexton, City Planning, presented a PowerPoint with the scope and intent of this project.

CPC MPA 04-00043-A6MJ20

A Major Master Plan Amendment to the Hill Property Master Plan, changing 43.1 acres from Office and Hospital to Residential and Open Space. (Quasi-Judicial)

CPC PUZ 20-00119

A PUD Zone Change for the Overlook at Centennial & Fillmore project changing 43.1 acres of land from PUD (Planned Unit Development) to PUD (Planned Unit Development: Residential and Open Space uses; Maximum Density of 15-24.99 Dwelling Units Per Acre; Maximum Building Height of 75 Feet). (Quasi-Judicial)

CPC PUP 20-00120

A PUD Concept Plan for the Overlook at Centennial & Fillmore project illustrating the development framework for 43.1 acres of land with a mixture of residential uses. (Quasi-Judicial)

Site Details:

43.1 acres

Zoned PUD (Planned Unit Development) for hospital, office, commercial uses

Zoning:

Existing: PUD (Planned Unit Development)

Proposed: PUD (Planned Unit Development)

The project site is part of the Hill Properties master planned area and was envisioned for office and hospital uses

The project site is vacant and slopes down significantly to the east toward Fillmore Ridge Heights

Land Use:  
Existing: Vacant  
Proposed: Multi-Family Residential and Open Space  
Bldg. Height:  
Existing: 165'  
Proposed: 75'  
Density:  
Existing: Not Allowed  
Proposed: 15-24.99 DU/AC

**Applicant Presentation:**

Chris Lieber, N.E.S, and Robert Place, Evergreen Development, presented a PowerPoint with the scope and intent of this project.

The property is part of the Hill Properties Master Plan, approved by the City on October 2014 (CPC MPA 04-00493-A1MN14).

The Master Plan was updated and approved in June 2017, as part of the Penrose St. Francis Hospital campus project approved by the City (CPC MPA 04-00043-A3MN17).

Centura Health, formerly Penrose-St. Francis Hospital, received original approval from the City Council in December 2015 to rezone the 51.05 acres to allow: 200-foot height maximum and 1,032,000 square feet of hospital, office, medical office and commercial space.

In 2017, Centura Health requested to rezone the 51.05 original acres and 27.79 acres (the former asphalt batch plant located southeast of the original site) to one 78.84-acre PUD zone district to allow: a maximum building height of 165 feet, a maximum gross building floor area of 1,850,000 square feet (1,550,000 square feet of hospital, 200,000 square feet of office/medical office and 100,000 square feet of commercial). The City approval is reflected in Ordinance 17-54.

**Surrounding Land Uses**

North: Residential  
Camelback Point Apartments  
Holland Park West Subdivision  
East: Industrial  
Fillmore Heights Industrial Park  
South:  
Vacant  
Former Asphalt Batch Plant  
West:  
Grandview Commons (Office and Commercial)

**Access**

Access to the Site will be off Centennial Boulevard. All three access points are proposed to be full movement.

A traffic analysis prepared by SM Rocha dated October 2020  
The southern access point will align with Grand Market Point. Will serve both

the proposed residential development and future land use(s) to the south. Center access will align with private driveway that serves the office development to the west. Northern access point.

#### Public Park

18.7 acres of Public Park to be conveyed to the City of Colorado Springs Parks and Recreation Department  
Provides park, trail and open space connections for both existing and future residents

#### Land Development Code Compliance

Conformance with Master Plan Amendment Criteria (Section 7.5.408)  
Consistent with the Goals, Strategies, and Policies of the PlanCOS as the project proposes residential development that will provide infill development that compliments surrounding residential and commercial uses.  
Residential development exists adjacent to this area consisting of apartments and single-family residential.  
Zone Change Criteria (Section 7.5.603. B)

The rezone from PUD to PUD to allow for residential development is consistent with existing development patterns in this part of the City and compatible to the existing neighborhood commercial uses in the area.

#### PUD Concept Plan Review Criteria (Section 7.3.605)

The land use pattern is like the adjacent land uses to the north which include a mix of residential (apartments and single-family residents).

The proposed Project will be compatible neighboring use and will provide additional housing choices in the area.

The PUD Concept Plan provides a development pattern that supports the need for attainable housing within the City of Colorado Springs and the surrounding area. The majority of this area has been vacant for many years.

#### Questions:

Commissioner Rickett said a future detention area sits right adjacent to a wicked slope with commercial properties at the bottom of it. Is there a concern that that detention could overflow and harm those structures below? And what would be the process to make sure that doesn't happen?

Mr. Lieber said that had been looked at extensively from a geohazards perspective, as well as a civil engineering perspective. The actual outfall for that, and that stormwater, essentially would run down along the southeast boundary of the site. That has been something that's been planned for quite some time, and all this fits with that overall stormwater infrastructure. That will all be along the south boundary of the site across the edge of the public park space, and down to the light industrial that you see on the far-right hand side of the slide, which is partially addressed also in the geohazard report.

Commissioner Rickett asked if a signal is required would there be some input from the developer? Mr. Lieber explained that currently, the responsibility of the developer is to contribute to the signalization at Grand Market Point. Mr. Lieber said they did not anticipate that the city would support a traffic light north of Grand Market Point because of the proximity and there simply isn't the allowable stacking and queuing. What the traffic study shows is that with the 24.99 dwelling units per acre, those traffic movements will continue to function without a signal. Mr. Lieber said he just wanted to make clear that traffic signals are not required at either of those two locations.

Commissioner Rickett asked City Traffic Engineering to add their input. Mr. Zaker Alazzeah, City Traffic Engineering, said they do agree with the traffic study that was done for these access points and it does support not warranting a signal. The reasoning is most of the traffic will be coming from the south and will be utilizing the full movement access that is currently signalized. but we will have to add another signal for the fourth lane, the east lane.

Mr. Alazzeah said that if in the future if there are any issues with these northern full movement accesses, they can be restricted to a three-quarter movement as the right in, right out, left in. Commissioner Rickett said, in lieu of a signal, it will be a three-quarter versus the full. Mr. Alazzeah said yes, if it becomes an issue in the future.

**Public Comment**

None

**DISCUSSION AND DECISION OF PLANNING COMMISSION:**

N/A

**Motion by Commissioner Rickett, seconded by Commissioner Almy, to recommend approval to City Council the major master plan amendment to the Hills Properties Master Plan, based upon the findings that the request meets the review criteria for amending a plan, as set forth in City Code Section 7.5.408. The motion passed by a vote of 8:0:1:0**

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

**Absent:** 1 - Chair Graham

- 6.F. [CPC PUZ 20-00119](#) An Ordinance amending the zoning map of the City of Colorado Springs relating to 42.784 acres from Planned Unit Development: Hospital, Office, Medical Office, and General Commercial to Planned Unit Development: Residential and Open Space; Density of 15-24.99 Dwelling Units Per Acre; Maximum Building Height of 75 Feet

(Quasi-Judicial)

Related Files: CPC MPA 04-00043-A6MJ20, CPC PUZ 20-00119, and CPC PUP 20-00120

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**Motion by Commissioner Rickett, seconded by Commissioner Almy, to recommend approval to City Council the zone change for 43.1 acres of land from Planned Unit Development (PUD) to Planned Unit Development, based upon the findings that the PUD zone change meets the criteria for establishing a PUD zone, as set forth in City Code Section 7.3.603, and the review criteria for a change of zone, as set forth in City Code Section 7.5.603. The motion passed by a vote of 8:0:1:0**

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

**Absent:** 1 - Chair Graham

**6.G.** [CPC PUP 20-00120](#)

A PUD Concept Plan for the Overlook at Centennial & Fillmore project illustrating the framework for a mixed use development, located northeast of the Centennial Boulevard and Fillmore Street intersection.

(Quasi-Judicial)

Related Files: CPC MPA 04-00043-A6MJ20, CPC PUZ 20-00119, and CPC PUP 20-00120

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**Motion by Commissioner Rickett, seconded by Commissioner Raughton, to recommend approval to City Council a PUD concept plan for the Overlook at Centennial & Fillmore project, based upon the findings that the PUD concept plan meets the review criteria for establishing a PUD concept plan, as set forth in City Code 7.3.605, and meets the review criteria for establishing a concept plan, as set forth in City Code 7.5.501(E). The motion passed by a vote of 8:0:1:0**

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

**Absent:** 1 - Chair Graham