

City of Colorado Springs

*Plaza of the Rockies
South Tower, 5th Floor
Blue River Board Room
121 S Tejon St, Colorado Springs, CO 80901*



Regular Meeting Agenda

Thursday, June 17, 2021

8:30 AM

Blue River Board Room

Planning Commission

How to Watch the Meeting...

Meetings are now open to the public if you would like to attend in person. Alternately, you can watch the meeting on [Coloradosprings.gov/springstv](https://coloradosprings.gov/springstv) | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- CenturyLink Channel 18

How to Comment on Agenda Items

If you are unable to attend in person and would like to make a comment on an item, please call 720-617-3426 and enter Conf ID: 815 13 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?context=%7b%22id%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 21-264](#) Minutes for the April 15, 2021 City Planning Commission Meeting

Presenter:

Reggie Graham, Chair of the City Planning Commission

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.)

5805 Delmonico Apartments

- 4.A. [CPC CU 21-00034](#) A Conditional Use Development Plan for the 5805 Delmonico Apartments project to permit a multi-family residential development, located at 5805 Delmonico Drive.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning & Community Development Department

Attachments: [Staff Report_5805 Delmonico Apartments CU_06012021_Final](#)
[Conditional Use Development Plan_5805 Delmonico Apartments](#)
[Project Statement_5805 Delmonico Apartments](#)
[PlanCOS Vision Map](#)
[Public Comment_5805 Delmonico Apartments](#)
[Context Map](#)
[Vicinity Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Marek COS Apartments

4.B. [CPC CU](#)
[21-00044](#)

A Conditional Use Development Plan for The Marek COS project consisting of a multi-family residential development on 10.95 acres of land zoned PBC/AO (Planned Business Center with Airport Overlay), located on the corner of Tutt Boulevard and East Woodmen Road.

(Quasi-Judicial)

Presenter:

Andrew Bowen, Senior Planner, Planning & Community Development

Attachments: [CPC Report_Marek COS Conditional Use Development Plan](#)
[DEVELOPMENT PLAN_Marek COS](#)
[PROJECT STATEMENT_Marek COS](#)
[PUBLIC COMMENT_Marek COS](#)
[LANDSCAPE ALT COMPLIANCE_Marek COS](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)
[Vision map](#)

4.C. [CPC R](#)
[21-00045](#)

An Administrative Relief for The Marek COS project allowing an additional 5 feet of building height from the zone's allowed 45 feet to 50 feet. The site is zoned PBC/AO (Planned Business Center with Airport Overlay) and is located on the corner of Tutt Boulevard and East Woodmen Road.

(Quasi-Judicial)

Presenter:

Andrew Bowen, Senior Planner, Planning & Community
Development

Attachments: [DEVELOPMENT PLAN_Marek COS](#)
[7.5.1102 Findings Necessary to Grant Administrative Relief](#)

ITEMS CALLED OFF CONSENT

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

Carport Code Amendment

- 6.A. [CPC CA
21-00059](#) An ordinance amending Section 201 (Definitions Enumerated) of Part 2 (Definitions) of Article 2 (Basic Provisions, Definitions and Land Use Types and Classifications), Section 105 (Additional Standards for Specific Uses Allowed in Residential Zones) of Part 1 (Residential Districts) of Article 3 (Land Use Zoning Districts), Section 105 (Threshold of Review) of Part 1 (Purpose; Review Authorities) of Article 5 (Administration and Procedures), and creating a new Part 18 (Front Yard Carports) of Article 5 (Administration and Procedures) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to front yard carports

Presenter:

Mitch Hammes, Manager, Neighborhood Services

Attachments: [Ordinance_CarportCh7-2021-6-7](#)
[CarportCh7-2021-6-7_redlined](#)
[Email & App Stakeholder Communications](#)
[Results \(anything else to consider\)](#)
[Results \(how likely to construct\)](#)
[Results \(setbacks & safety\)](#)
[Results \(size & design\)](#)
[Results \(zip codes\)](#)
[Front Yard Carport Discussion Topics](#)

205 Yale Appeal

- 6.B. [AR DP
20-00500](#) An appeal of the administrative approval of the hillside development plan and subdivision plat for 205 Yale Avenue, for creation of a new lot and construction of a new single-family home, for non-compliance with City Code Chapter 7, Article 4, Site Development Standards,

Part 5 Geological Hazard Study and Mitigation. The property is located at 205 Yale Avenue, is 17,100 square feet in size, and is in an R1-6 HS (Single-Family Residential with Hillside Overlay) zone district.

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Attachments: [CPC Staff Report 205 Yale Avenue](#)
[Appeal Statement](#)
[Geologic Hazard Study 12.14.20](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)
[7.3.504.D.3 Hillside Dev Submittal Pkg](#)
[7.5.502.E Development Plan Review](#)
[Public Comment](#)
[06.09.21 DowntownPartnership - Robertson](#)

6.C. [AR FP](#)
[20-00501](#)

An appeal of the administrative approval of the subdivision plat for 205 Yale Avenue, for creation of a new lot and construction of a new single-family home, for non-compliance with City Code Chapter 7, Article 4, Site Development Standards, Part 5 Geological Hazard Study and Mitigation. The property is located at 205 Yale Avenue, is 17,100 square feet in size, and is in an R1-6 HS (Single-Family Residential with Hillside Overlay) zone district.

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Attachments: [Appeal Statement](#)

Aspen Meadows No. 4

6.D. [CPC MPA](#)
[06-00206-A13](#)
[MJ21](#)

Major Amendment to the Woodmen Heights Master Plan illustrating changes to convert the previously identified school site to residential consisting of 22.65 acres located southeast of Forest Meadows Avenue and Cowpoke Road.

(Legislative)

Presenter:

Katie Carleo, Planning Supervisor, Planning & Community Development

- Attachments:** [CPC Staff Report Aspen Meadows No.4](#)
[ASPEN MEADOWS NO.4 PROJECT STATEMENT](#)
[PUBLIC COMMENT](#)
[APPLICANT RESPONSE LETTER](#)
[SCHOOL DISTRICT 49 LETTER](#)
[WOODMEN HEIGHTS MASTER PLAN](#)
[DISTRICT 49 WOODMEN HEIGHTS APPLICATION LETTER](#)
[FIA ASPEN MEADOWS NO.4](#)
[ASPEN MEADOWS TRAFFIC LETTER](#)
[ASPEN MEADOWS NO. 4 CONCEPT PLAN](#)
[PLAN COS VIBRANT NEIGHBORHOODS](#)
[PLAN COS STRONG CONNECTIONS](#)
[7.5.408 Master Plan](#)

6.E. [CPC PUZ](#)
[21-00023](#) Zone change from A (Agricultural) to PUD/AO/SS (Planned Unit Development; single-family residential, 3.5-7.99 DU/AC, 45-foot maximum building height with Airport and Streamside overlay) consisting of 22.65 acres located southeast of Forest Meadows Avenue and Cowpoke Road.
 (Quasi-judicial)

Presenter:
 Katie Carleo, Planning Supervisor, Planning & Community Development

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

6.F. [CPC PUP](#)
[21-00024](#) Establishment of the Aspen Meadows No. 4 PUD Concept Plan for single-family residential development consisting of 22.65 acres located southeast of Forest Meadows Avenue and Cowpoke Road.
 (Quasi-judicial)

Presenter:
 Katie Carleo, Planning Supervisor, Planning & Community Development

- Attachments:** [ASPEN MEADOWS NO. 4 CONCEPT PLAN](#)
[7.5.501.E Concept Plans](#)
[7.3.605 PUD Concept Plan](#)

1830 Palmer Park Appeal

6.G. [CPC AP](#)
[21-00064](#) An appeal of a Notice and Order to Abate Zoning Violation for the property located at 1830 Palmer Park Boulevard for failure to

maintain off street park and maneuvering areas.
(Quasi-Judicial)

Presenter:

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

Attachments: [CPC Staff Report_1830 Palmer Park](#)
[Project Statement 1830 Palmer Park](#)
[Aerial Photo 1830 Palmer Park](#)
[Six foot chain link fence photo 1830 palmer park](#)
[Fence with no screening 1830 Palmer Park](#)
[Municipal Notice Parking lot used as storage 1830 Palmer Park - KDA](#)
[Courtesy Letter Non compliance -outdoor storage in parking lot 1830 Palmer pa](#)
[PP 1830 Palmer Park Appeal](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)
[7.5.1007 Appeals](#)

7. PRESENTATIONS/UPDATES - None

8. Adjourn