



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes - Draft Planning Commission

Thursday, December 20, 2018

8:30 AM

Council Chambers

6.D. [CPC A](#)
[17-00025](#)

Briargate Church Assembly of God Annexation consisting of 8.26 acres located northeast of Voyager Parkway and Springcrest Road.

(Legislative)

Presenter:

Catherine Carleo, Principal Planner, Planning and Development

Staff presentation:

Ms. Carleo presented a PowerPoint on the scope and intent of the application.

Applicant:

Jennifer Zezlina with RMG Architects and Engineers, presented a PowerPoint detailing the proposed development for Briargate Church Assembly of God.

Questions:

Commissioner Hente commented that he was more familiar and could think of examples of using the Agricultural zoning as more of a holding when bringing in an annexation and eventually it is transferred into the appropriate zoning for whatever is going to be built at the location. Commissioner Hente said he understood that a church could go in an Agricultural zone but asked if there were any plans to change the zoning?

Ms. Carleo responded saying that at this point, there is no plan to change the zoning into another zoning. She explained Planning staff and RMG Architects and Engineers believed the A zoning fit best for this property so that in the future, the allowable lot coverage and setbacks in the Agricultural zone will better render to a transition to the Single-Family Residential in the county just to the north of the property.

Supporters:

None

Opponents:

Patricia Piveto, who has been a residential neighbor of the church for about 16-years, had questions about the part of the project that juts out towards her house. That area is home to a line of trees that have been there for forty years. Ms. Piveto saw on the design that four of those trees are retained, but the rest are taken out. Ms. Piveto would like to retain the tree line because it acts as a visual barrier and somewhat of a sound barrier to the intersection of Voyager and Briargate Rd. Ms. Piveto asked if the design plan could be amended to keep the tree line intact.

Ms. Piveto also asked about the elevation set of the plan and requested that the natural landscaping at the property line between her residence and the church be preserved.

Ms. Carleo explained the vegetation and elevation of this plan was determined due to the grade and slope of the property. The buffer allowance in City Code is made up of distance, it can be parking lot, and has a requirement for landscaping. This plan is meeting all of those requirements. The vegetation that exists was discussed, and staff asked that as much of that be retained as possible. The vegetation on the submitted development plan is what the applicant/owner has shown they can retain.

Ms. Carleo said the height in the plans meet all the height requirements for the Agricultural zone. The height does fall off quite a bit at the rear of the property towards Voyager Parkway. Per code, height for this building was calculated on all the major corners of the building average finished grade. With that calculation, it is similar to a walk-out in a residential situation. The rear is taller, but they still meet the overall height requirement.

Ms. Zezlina added they are keeping as much of the native vegetation that they can. Currently, everything on the west side of the property is going to stay and all rules will be followed to accommodate all the trees on the north end of the property as that buffer zone and assured they would retain everything they could.

Commissioner Smith asked what shrubbery is being proposed on the north side of the property?

Ms. Zezlina said the landscaping details list Colorado Blue Spruce, Kentucky Coffeetree, Ponderosa Pine, Western Hackberry, (inaudible), and the Sunburst Honeylocust.

Commissioner Smith asked what was the height of the plants at maturity?

Ms. Zezlina explained that when planted, the plants will be six feet tall, and at maturity around twenty feet.

DISCUSSION AND DECISION OF PLANNING COMMISSION:

After the vote was completed on the development plan, Commissioner Raughton said he shared the concerns of the neighbor about retaining the landscape, but feels the plan does meet the criteria.

Motion by Hente, seconded by Satchell-Smith, to recommend approval to City Council the annexation of the Briargate Church Assembly of God Annexation based upon the findings that the annexation complies with all of the conditions for annexation criteria as set forth in the City Code Section 7.6.203. The motion passed by a vote of 8:0:1

Aye: 8 - Hente, Raughton, McMurray, Vice Chair Graham, Satchell-Smith, Eubanks, Almy and Smith

Absent: 1 - Chairperson McDonald

6.E. [CPC ZC 18-00035](#) Establishment of the A (Agriculture) zone district pertaining to 8.26 acres located northeast of Voyager Parkway and Springcrest Road.

(Legislative)

Presenter:

Catherine Carleo, Principal Planner, Planning and Development

See item 6.D. CPC A 17-00025

Motion by Hente, seconded by Satchell-Smith, to recommend approval to City Council the establishment of the A (Agriculture) zone district based upon the findings that the zoning request complies with the three (3) criteria for granting of zone changes as forth in City Code Section 7.5.603(B). The motion passed by a vote of 8:0:1

Aye: 8 - Hente, Raughton, McMurray, Vice Chair Graham, Satchell-Smith, Eubanks, Almy and Smith

Absent: 1 - Chairperson McDonald

6.F. [CPC DP 18-00036](#) Briargate Church Assembly of God Development Plan illustrating future church expansion, roadway improvements and associated landscape and infrastructure located northeast of Voyager Parkway and Springcrest

Road.

(Quasi-Judicial)

Presenter:

Catherine Carleo, Principal Planner, Planning and Development

See item 6.D. CPC A 17-00025

Motion by Hente, seconded by Satchell-Smith, to recommend approval to City Council the Briargate Church Assembly of God Development Plan based upon the findings that the proposal meets the review criteria for development plans as set forth in City Code Section 7.5.502(E). The motion passed by a vote of 7:1:1

Aye: 7 - Hente, Raughton, Vice Chair Graham, Satchell-Smith, Eubanks, Almy and Smith

No: 1 - McMurray

Absent: 1 - Chairperson McDonald

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