



City of Colorado Springs

30 S. Nevada Ave., Suite
102

Work Session Meeting Agenda - Final Planning Commission Informal

Thursday, May 2, 2024

9:00 AM

30 South Nevada Ave, Suite 102

How to Watch the Meeting

Informal CPC: All meetings are open to the public. Those who wish to participate may do so in person or via phone.

Phone: 1-720-617-3426, enter Conf ID: 706 956 685# and wait to be admitted.

Attendees participating by phone will be muted upon entry to the meeting.

No public comments are taken during the informal meetings.

REVIEW OF FORMAL AGENDA ITEMS

1. Call to Order and Roll Call

2. Changes to Agenda/Postponements

3. Communications

Peter Wysocki - Planning + Neighborhood Services Director

4. Approval of the Minutes

4.A. [CPC 2309](#) Minutes for the April 16, 2024, Planning Commission Meeting

Presenter:
Andrea Slattery, City Planning Commission Chair

5. Consent Calendar

Air Lane and Space Village Additions

5.A. [ANEX-23-0023](#) Air Lane Addition No. 1 Annexation located along existing Air Lane north of Space Village Avenue consisting of 0.053 acres.

Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department

5.B. [ANEX-23-0025](#) Air Lane Addition No. 2 Annexation located along existing Air

Lane north of Space Village Avenue consisting of 3.062 acres.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department

5.C. [ANEX-23-0026](#)

Air Lane Addition No. 3 Annexation located along existing Air Lane north of Space Village Avenue consisting of 1.508 acres.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department

5.D. [ANEX-23-0022](#)

Space Village Addition No. 2 Annexation located along existing Space Village Avenue west of Marksheffel Road consisting of 2.976 acres.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department

5.E. [ANEX-23-0024](#)

Space Village Addition No. 3 Annexation located along existing Space Village Avenue west of Marksheffel Road consisting of 2.329 acres.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department

Reagan Ranch

5.F. [ZONE-24-0002](#)

A Zone Map Amendment (Rezoning) from BP / APZ-2 / AP-O (Business Park / Accident Protection Zone 2 with Airport Overlay) to MX-M / APZ-2 / AP-O (Mixed-Use Medium Scale / Accident Protection Zone 2 with Airport Overlay) consisting of 7.04 acres located southwest of Highway 94 and North Marksheffel Road intersection.
(Legislative)

Presenter:

Chris Sullivan, Senior Planner, Planning + Neighborhood Services

5.G. [LUPL-24-0002](#)

Establishment of the Regan Ranch Industrial Land Use Plan for proposed Commercial and Industrial uses consisting of 7.04 acres located southwest of Highway 94 and Marksheffel Road intersection.

(Quasi-Judicial)

Presenter:
Chris Sullivan, Senior Planner, Planning + Neighborhood Services

Dublin Park Addition No. 1

5.H. [ANEX-23-0019](#) Dublin Park Addition No. 1 Annexation consisting of 2.058 acres located west of Integrity Court.
(Legislative)

Presenter:
Chris Sullivan, Senior Planner, Planning + Neighborhood Services

5.I. [ZONE-23-0019](#) The establishment of PK/AF-O/SS-O (Public Parks with United States Air Force Academy Overlay and with Streamside Overlay) zone district in association with the Dublin Park Addition No. 1 Annexation consisting of 2.058 acres located west of Integrity Court.
(Legislative)

Presenter:
Chris Sullivan, Senior Planner, Planning + Neighborhood Services

Dream Center Campus

5.J. [ZONE-24-0003](#) A zone change consisting of 4.84 acres southeast of Union Boulevard and Airport Road from MX-M/R-5/HR-O (Mixed-Use Medium Scale, Multi-family High with Highrise Overlay) to PDZ (Planned Development Zone: Residential, Commercial, Civic, and Institutional; maximum density of 58.04 dwelling units per acre; and maximum building height of 62 feet) zone district.
(Quasi-Judicial)

Presenter:
Chris Sullivan, Senior Planner, Planning + Neighborhood Services

5.K. [LUPL-24-0004](#) Establishment of the Dream Center Commons Land Use Plan for mixed-use consisting of 4.84 acres located southeast of Union Blvd and Airport Rd.
(Quasi-Judicial)

Presenter:

Chris Sullivan, Senior Planner, Planning + Neighborhood Services

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Central Bluffs CSU

- 8.A. [ZONE-23-0028](#) A zone change consisting of 8.09 acres located at the northwest corner of Austin Bluffs Parkway and Goldenrod Drive from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay), R-4/MX-N (Multi-Family Low and Mixed-Use Medium Scale), and R-1 6 (Single-Family-Medium) to PF/SS-O (Public Facilities with Streamside Overlay). (Quasi-Judicial)

Presenter:

Tamara Baxter, Planning Supervisor, Planning + Neighborhood Services

Step Springs

- 8.B. [NVAR-24-0002](#) A Non-Use Variance to City Code Section 7.3.301.E to allow a Group Living Residence use to be located 100 feet from another Group Living Residence use where 1,000 feet is required located at 4525 Northpark Drive. (Quasi-Judicial)

Presenter:

Logan Hubble, Planner II, Planning + Neighborhood Services

Garden of the Gods Trading Post

- 8.C. [ZONE-23-0033](#) A Zone Change consisting of 1.159 acres located at 324 Beckers Lane from PK/ HS (Public Park with Hillside Overlay) to MX-I/ HS (Mixed-Use Institutional with Hillside Overlay). (Quasi-Judicial)

Presenter:

Allison Stocker, Planner II, Planning + Neighborhood Services

Printers Hill

- 8.D.** [ZONE-23-0032](#) A zone change of 26.209 acres located at 101 South Union Boulevard from R-5/ P (Multi-Family High and Planned Provisional Overlay) and R-5 (Multi-Family High) to MX-L (Mixed-Use Large Scale).
(Quasi-Judicial)
- Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services
- 8.E.** [LUPL-23-0010](#) Establishment of the Union Printers Home Land Use Plan for proposed Residential, Commercial, Retail, Office, Park & Recreation, Streets/Utility Rights-of-Way, Public/Institutional and Activity Center uses consisting of 26.209 acres located at 101 South Union Boulevard.
(Quasi-Judicial)
- Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services
- 8.F.** [DVSA-23-0004](#) A Development Standards Adjustment to City Code Sections 7.2.305 and 7.4.201, to allow for a maximum building height of 160 feet where 65 feet is required, and to provide amenities of public open spaces, corridors, parks, public art, community garden, mini-park plazas and greater architectural design located at 101 South Union Boulevard.
(Quasi-Judicial)
- Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Colorado Centre No. 3

- 8.G.** [ANEX-22-0014](#) Colorado Centre Addition No. 3 Annexation consisting of 32.94 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.
(Legislative)
- Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services
- 8.H.** [ZONE-23-0020](#) The establishment of LI/AP-O (Light Industrial with Airport Overlay) zone district in association with the Colorado Centre Addition No. 3 Annexation consisting of 16.36 acres located

northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

8.I. [ZONE-23-0021](#)

The establishment of GI/AP-O (General Industrial with Airport Overlay) zone district in association with the Colorado Centre Addition No. 3 Annexation consisting of 10.54 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

8.J. [ZONE-23-0022](#)

The establishment of MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) zone district in association with the Colorado Centre Addition No. 3 Annexation consisting of 4.83 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

8.K. [MAPN-23-0008](#)

Establishment of the Colorado Centre Addition No. 3 Land Use Plan for proposed Commercial, Industrial, and Streets/Utility Rights-of-Way consisting of 31.73 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Extol Park Vista Addition No. 2

8.L. [ANEX-23-0001](#)

Extol Park Vista Addition No. 2 Annexation consisting of 0.659 acres located at 4401 Siferd Boulevard.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

8.M. [ZONE-23-0001](#)

The establishment of R-5/ AP-O (Multi-Family High with Airport Overlay) zone district in association with the Extol Park Vista Addition No. 2 Annexation consisting of 0.659 acres located at 4401 Siferd Boulevard.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

8.N. [SUBD-23-0011](#)

Extol Park Vista Subdivision No. 2 Preliminary/Final Plat for 0.673 acres located 4401 Siferd Boulevard.
(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

9. Presentations

9.A. Introductory Presentation of AnnexCOS by Logan Simpson

10. Adjourn