



City of Colorado Springs

Regional Development
Center
2880 International Circle
Colorado Springs, CO
80910

Meeting Minutes - Draft Planning Commission

Wednesday, December 14, 2022

9:00 AM

Hearing Room - 2nd Floor

1756 Silversmith Apartments Appeal

- 7.B. APPL-22-00 03** An appeal of the Planning Commission decision to deny an appeal of the administrative approval of the development plan amendment for 1756 Silversmith Apartments, located at 1756 Silversmith Road.

Presenter:

Katelynn Wintz, Planning Supervisor, Planning and Community Development
Peter Wysocki, Planning Director, Planning and Community Development

Attachments: Planning Appeal - Flying Horse No. 22 Plan - Michael Ford
Staff Report_1756SilversmithAppeal
Silversmith Appeal Statement
PlanCOS Vision Map
2019 Approval - Fairways at Flying Horse
Public Comment
Flying Horse - Appeal Response Letter with exhibits(24973721.1)
Letter of Support for Flying Horse Development
Approval Letter
2022 Amendment Approved Plan Set
7.5.906 (B) Appeal of Commission-Board
Staff presentation_1756 Silversmith

Staff Presentation:

Katelynn Wintz, Planning Supervisor, gave a presentation describing the scope and intent of the project.

Appellant Presentation:

Michael Ford, resident at 1707 Redbank Drive, gave a presentation providing the neighborhood concerns, including lower property values, health/safety impacts, business impact and school impact.

Applicant Presentation:

Elizabeth Likovich, Senior Vice President with Aimco, gave a

presentation on changes they have made to the project in response to previous public comment in an attempt to make it more compatible with the neighborhood.

David Carnicelli, Architect with Stantec, continued with the presentation.

Raleigh Wood, Civil Engineer with Kimley Horn, continued with the presentation.

Nicole, land use counsel for landowner, continued with the presentation.

Supporters:

None

Opponents:

Laura Nelson, Executive Director of the Apartment Association of Southern Colorado, said this project is very well suited for the area. We are always in need of more housing options.

Dave Dazzlich, Vice President of Government Affairs for the Colorado Springs Chamber and EDC, supports the need for more workforce housing for the region.

Appellant Rebuttal :

Mr. Ford said his biggest concern is privacy and view. He stated he is curious if the traffic studies took into account the 800+ apartments that are being built. He has questions about the proposed height of the buildings.

Applicant Rebuttal:

Ms. Likovich said they are addressing neighborhood concerns as best they can. They are lowering the height and reducing impact on the views of neighbors. It is compliant with the Flying Horse neighborhood and master plan.

Staff Comments:

Ms. Wintz confirmed the zoning history and requirements of this parcel and adjacent parcels.

Questions:

None

DISCUSSION AND DECISION OF PLANNING COMMISSION:

Commissioner Almy said the appellant has raised good points, but they are a little too late. The applicant has improved the project to address previous concerns. He will not support the appeal.

Commissioner McMurray commended the applicant for the positive change to the project.

Commissioner Hensler agreed with Commissioner McMurray.

Motion by Vice Chair McMurray, seconded by Commissioner Rickett, to Deny the appeal, upholding Staff's administrative approval of the 1756 Silversmith Apartments major development plan amendment, based upon the finding that the application complies with the review criteria in City Code Section 7.5.502.E, and that the appeal criteria found in City Code Section 7.5.906.A.4 are not met. The motion passed by a vote of 7:0:2:0

Aye: 7 - Commissioner Almy, Commissioner Foos, Commissioner Hensler, Chair Hente, Vice Chair McMurray, Commissioner Rickett and Commissioner Slattery

Absent: 2 - Commissioner Briggs and Commissioner Raughton