

City of Colorado Springs

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

Meeting Minutes - Draft Planning Commission

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Phone: +1 720-617-3426

Conference ID: 935 469 214#

Thursday, May 21, 2020 8:30 AM Remote Meeting

Advanced Concrete Motocross

4.A. <u>CPC MP</u> <u>87-00381-A2</u> 2MJ18

A major amendment to the Banning Lewis Ranch Master Plan changing the land use of 28.11 acres from Research and Development to Commercial generally located south of the southwest corner of Drennan Road and Aerospace Boulevard.

(Legislative)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Staff presentation:

Hannah Van Nimwegen, City Planning, presented a PowerPoint with the scope and intent of this project.

Questions:

None

Supporters:

None

Opponents:

Dylan & Jillian Freelance

- Concerned with street racing on Marksheffel between Bradley and Drennan and believed having the Motocross would increase the street racing
- Concerned about the increase in traffic because there are difficulties

- getting out of the neighborhood as it is
- Several members of the community have requested the intersection of Marksheffel and Drennan have additional traffic resources on the east side, such as a right turn lane or even a stoplight
- Wanted to know what the plan was for dealing with the increased traffic
- Wanted to know what kind of sound would emit from the facility because they would prefer not to hear screams of motocross bikes

Questions of Staff:

N/A

Rebuttal:

Ms. Van Nimwegen addressed the noise concern by explaining that City Code does limit the amount of sound that can exist within a property and what can go past property boundaries. If there was an issue with noise, a complaint could be made with the City's Neighborhood Services Division who would investigate whether the Motocross was exceeding that decibel level.

Ms. Van Nimwegen said the City Traffic Engineering Department asked the applicant to produce a queuing analysis for Drennan Road and Marksheffel with that intersection in particular with queuing onto Drennan Road. Upon reviewing the analysis, they did not see an issue with the potential increased traffic.

As far as the street racing, that would fall under the jurisdiction of the Colorado Springs Police Department (CSPD). Ms. Van Nimwegen said the CSPD can be notified about the street racing complaints to see if they know of the situation or if they could have someone monitor the situation.

DISCUSSION AND DECISION OF PLANNING COMMISSION:

There was no discussion by the Commissioners.

Motion by Commissioner Rickett, seconded by Commissioner McMurray, to recommend approval to City Council the major amendment to the Banning Lewis Ranch Master Plan changing the land use designation from "Research and Development" to "Commercial," based upon the finding that the request complies with the master plan amendment review criteria in City Code Section 7.5.408. The motion passed by a vote of 8:0:1:0

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

Absent: 1 - Commissioner McDonald

4.B. CPC CU

18-00170

The Advanced Concrete Motocross Conditional Use Development for an indoor motocross training facility on 10.09 acres zoned PIP-2/CR/AO APZ-2 (Planned Industrial Park with Conditions of

Record and an Airport Overlay-Accident Potential Subzone 2), located south of the southwest corner of Drennan Road and Aerospace Boulevard.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

See Item 4.A. (CPC MP 87-00381-A22MJ18)

Motion by Commissioner Rickett, seconded by Commissioner Almy, to recommend approval to City Council the Advanced Concrete Motocross Conditional Use Development Plan, based upon the findings that the application meets the review criteria for granting a conditional use as set forth in City Code Section 7.5.704 and meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E). The motion passed by a vote of 8:0:1:0

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

Absent: 1 - Commissioner McDonald