

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, January 20, 2022

8:30 AM

Hybrid Meeting - Open to Public |
Call 720-617-3426 Conf ID: 785 230 166# |

Planning Commission

How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- StratusIQ Channel 76/99 (Streaming)

How to Comment on Agenda Items

Those who wish to comment during the meeting should call 720-617-3426 and enter Conf ID: 785 230 166# 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://rb.gy/ifa9h1>

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 and Roll Call

2. Changes to Agenda/Postponements

Postpone

2.A. [CPC AP
21-00174](#)

Postpone an appeal of the administrative denial of the Short Term Rental permit for 116 South Fourteenth Street for an ownership change to the February 17, 2022, City Planning Commissioner meeting. The intent of the postponement is to refine the internal STR policy regarding ownership based on Planning Commission discussion.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

2.B. [CPC AP
21-00182](#)

Postpone an appeal of the administrative denial of the Short Term Rental permit for 1609 West Kiowa Street for an ownership change to the February 17, 2022, City Planning Commissioner meeting. The intent of the postponement is to refine the internal STR policy regarding ownership based on Planning Commission discussion.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

Development

2.C. [CPC AP
20-00178](#)

Postpone an appeal of a Notice and Order to Abate for violation of a carport for the property located at 1325 Challenger Drive to the February 17, 2022, Planning Commission hearing.

(Quasi-Judicial)

Presenter:

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

2.D. [CPC AP
21-00001](#)

Postpone an appeal of a Notice and Order to Abate for violation of a carport for the property located at 1315 Challenger Drive until the February 17, 2022, Planning Commission hearing.

(Quasi-Judicial)

Presenter:

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

Attachments: [Appeal of Notice and Order - 1315 Challenger Ave - Kurt Arnoldussen - Receive Notice and Order - Arnoldussen - dated 12-22-20 - case number 2009754](#)

2.E. [CPC AP
21-00210](#)

Postpone an appeal of the administrative denial of the Short Term Rental permit application for 3285 El Pomar Road to the February 17, 2022, Planning Commission hearing.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

Attachments: [Quinlan Appeal Statement Binder](#)
[Staff Report - 3285 El Pomar Rd](#)
[PlanCOS Vision Map](#)
[7.5.1704.D. ShortTermRentalPermitReviewCriteria](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)

Withdraw**2.F.** [CPC AP
21-00064](#)

Withdraw an appeal of a Notice and Order to Abate Zoning Violation for the property located at 1830 Palmer Park Boulevard.

Presenter:

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

Attachments: [Withdraw of appeal request](#)

3. Communications

Peter Wysocki - Director of Planning & 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.)

- 4A.A** [CPC 22-056](#) Minutes for the November 18, 2021, City Planning Commission meeting.

Presenter:

N/A

Attachments: [CPC Minutes 11.18.21 draft](#)

- 4A.B.** [CPC 22-057](#) Minutes for the December 16, 2021, City Planning Commission Hearing

Presenter:

N/A

1609 South Cascade Avenue

- 4.B.** [CPC MP 93-176-A6MN 21](#) Minor Amendment to the Ivywild Master Plan relevant to the property at 1609 S. Cascade Ave. and totaling 6,700 square feet.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department

Attachments: [CPC Staff Report 1609 S Cascade RBT](#)

[FIGURE 1 - 1609 S. Cascade DP Set](#)

[FIGURE 2 - 1609 S Cascade Project Statement](#)

[FIGURE 3 - 1609 S Cascade Zoning Exhibit](#)

[FIGURE 4 - PlanCOS Vision Map](#)

[FIGURE 5 - Ivywild MP Amendment 2021 LTR](#)

[FIGURE 6 - 1609 S. Cascade Rezone Exhibits A and B](#)

[7.5.408 Master Plan](#)

- 4.C. [CPC ZC
21-00132](#) A zone change from the R2 (Two Family Residential) zone to the OR (Office Residential) zone district covering the property at 1609 S. Cascade Ave and consisting of 6,700 square feet.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department

Attachments: [Exhibit A - Legal Desc](#)
[Exhibit B - Zone Change Depiction](#)
[7.5.603.B Findings - ZC](#)

- 4.D. [CPC DP
21-00133](#) The 1609 S. Cascade Development Plan totaling 6,700 square feet.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department

Attachments: [FIGURE 1 - 1609 S. Cascade DP Set 8.5x11](#)
[7.5.502.E Development Plan Review](#)

Copper Rose Affordable Housing

- 4.E. [CPC CU
21-00075](#) A Conditional Use Development Plan for the Copper Rose project consisting of a 182-unit multi-family residential development on 7-acres zoned PBC/AO (Planned Business Center with Airport Overlay) and located between Powers Boulevard and Tutt Boulevard.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [CPC Report CopperRose](#)
[Conditional Use Development Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[PublicComments](#)
[Context Map](#)
[Community Development Division Letter](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Crestone at Fillmore East

- 4.F. [CPC MPA](#) A Major Master Plan Amendment for the Hill Properties Master Plan
[04-00043-A8](#) to allow for residential and office/commercial land uses on 28.55
[MJ21](#) acres, located at 1300 West Fillmore Street.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community
Development

Attachments: [CPC Report CrestoneFillmoreEast](#)
[Master Plan Amendment](#)
[PUD Zone Change](#)
[PUD Concept Plan_ltr](#)
[Project Statement Crestone Fillmore East](#)
[PlanCOS Vision Map](#)
[Public Comment](#)
[Geologic Hazard Letter](#)
[Context Map](#)
[7.5.408 Master Plan](#)

- 4.G. [CPC PUZ](#) A PUD Zone Change for 28.55 acres of land associated with the
[21-00069](#) Crestone at Fillmore East project to change the zone from PUD
(Planned Unit Development for hospital, office, medical office, and
general commercial uses, a maximum building height of 165 feet and
maximum gross floor area of 1,850.0000 square feet) to PUD
(Planned Unit Development for residential and office/commercial
land uses, maximum building heights of 75 feet (residential) and 45
feet (commercial), and residential density of 25-33.99 dwelling units
per acre and maximum gross floor area of 20,000), located at 1300
West Fillmore Street.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [Exhibit A - Legal Description](#)
[Exhibit B - Zone Depiction](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

- 4.H.** [CPC PUP 21-00070](#) A PUD Concept Plan for the Crestone at Fillmore East project, which establishes the envisioned land use pattern for a mix of multi-family residential, townhomes, senior living, office/commercial, and open space land uses and ancillary site improvements, located at 1300 West Fillmore Street.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [PUD Concept Plan](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

Patriot Park Commercial

- 4.I.** [CPC PUZ 21-00167](#) A PUD Zone Change request for 18.272 acres of land associated with the Patriot Park Commercial project, changing the zone from PUD/AO (Planned Unit Development for Office and Commercial land uses, a maximum building height of 98-feet, and maximum gross floor area of 297,000 square feet; with Airport Overlay) to PUD/AO (Planned Unit Development for Multi-Family Residential, Industrial, and Commercial land uses, maximum building height of 65-feet, and residential density of 25-35 du/ac and 90,000 square feet of industrial/commercial space; with Airport Overlay), located Between Space Center Drive and North Powers Boulevard.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [CPC Report Patriot Park](#)
[PUD Zone Change](#)
[PUD Concept Plan Amendment_ltr](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comment](#)
[Context Map](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

- 4.J. [CPC PUP](#)
[08-00147-A2](#)
[MJ21](#) A Major PUD Concept Plan Amendment for the Patriot Park Commercial project to change the envisioned land uses for 18.272-acres from office/commercial to multi-family residential and non-residential uses, located Between Space Center Drive and North Powers Boulevard.

(Quasi-Judicial)

Presenter:
Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [PUD Concept Plan Amendment](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

Silver Key Affordable Housing

- 4.K. [CPC CU](#)
[21-00191](#) Conditional Use Development Plan for a 50-unit senior affordable housing community. The 3.23-acre subject site is zoned PBC SS AO (Planned Business Center with Streamside and Airport Overlays) and is located at 1575 South Murray Boulevard.

(Quasi-Judicial)

Presenter:
Tasha Brackin, Senior Planner, Planning & Community Development

Attachments: [CPC Report Silver Key tkb](#)
[Project Statement](#)
[PUBLIC COMMENT Silver Key Senior Housing](#)
[CUDP Silver Key ltr](#)
[PlanCOS Areas of Change Map](#)
[PlanCOS Neighborhood Framework Map](#)
[Context map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

5. ITEMS CALLED OFF CONSENT

6. UNFINISHED BUSINESS

7. NEW BUSINESS CALENDAR - None

8. PRESENTATIONS/UPDATES

- 8.A. [21-742](#) The Colorado Springs Regional Airport is updating its 20-year Master Plan to plan for the facility needs of the Airport's current and future users. This effort will generate a recommended capital improvement plan that supports the airport to continue as an economic engine and aviation gateway for the region.

Presenter:
Greg Phillips, Director of Aviation at COS

Attachments: [COS Master Plan City Planning Commission 1.20.2022](#)

9. Adjourn