

# City of Colorado Springs

*Regional Development Center  
2880 International Circle  
Colorado Springs, CO 80910*



## Meeting Minutes

**Wednesday, June 14, 2023**

**9:00 AM**

**Regional Development Center (Hearing Room)  
2880 International Circle**

## **Planning Commission**

**Creekwalk Apartments**

- 8.D. [PUDZ-22-0008](#) An ordinance amending the zoning map of the City of Colorado Springs relating to 4.5584 acres of land located between E. St. Elmo Ave. and E. Ramona Ave. just west of S. Nevada Ave. from MX-M (Mixed Use Medium Scale) and R5 (Multi-Family Residential) zone districts, both with the SS (Streamside Overlay) zoning designation, to PDZ/SS (Planned Development Zone District with the Streamside Overlay Zone) for multi-family residential land use, with a maximum building height of 85 feet, and a maximum density of 87.72 DUs/acre.

(Quasi-Judicial)

Related Files: COPN-22-0025, PUDD-22-0038

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department  
 Peter Wysocki, Planning Director, Planning and Community Development Department

**Motion by Commissioner Hensler, seconded by Commissioner Foos, to recommend approval to the City Council for the rezone of 4.5584 acres from C5 - Intermediate Business (recently changed to MX-M, Mixed Use Medium Scale) and R5 (Multi-Family Residential) zone districts, both with the SS (Streamside Overlay) zoning designation, to the Planned Development Zone District with the Streamside Overlay Zone (PDZ/SS) for multi-family residential land use, with a maximum building height of 85 feet, and a maximum density of 87.72 DUs/acre, based upon the findings that the change of zone request complies with the review criteria for establishing a PDZ zone as set forth in City Code Section 7.3.603, and the review criteria for a zone change as set forth in City Code Section 7.5.603. The motion passed by a vote of 4:2:0:3**

**Aye:** 4 - Commissioner Foos, Commissioner Hensler, Chair Hente and Commissioner Slattery

**No:** 2 - Vice Chair McMurray and Commissioner Rickett

- 8.E. [PUDD-22-0038](#) A PUD Development Plan to allow construction of the Creekwalk Apartment project for a 7-story, 400-unit apartment building, located between E. St. Elmo Ave. and E. Ramona Ave. just west of S. Nevada Ave.

(Quasi-Judicial)

Related Files: PDZ-22-0008, COPN-22-0025

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department  
Peter Wysocki, Planning Director, Planning and Community Development Department

**Motion by Commissioner Hensler, seconded by Commissioner Foos, to recommend approval to the City Council for the PUD development plan for the Creekwalk Apartment project, based upon the findings the proposal meets the review criteria for PUD development plans as set forth in City Code Section 7.5.502.E. and the criteria for PUD development plans set forth in City Code Section 7.3.606. Subject to the following technical modifications:**

**Technical Modifications to the PUDD Development Plan:**

- 1. Update the "Project Description" section on sheet 1 of the plan to correctly indicate that up to 400 apartment units are proposed within the building.
- 2. Provide the necessary irrigation notes for specific landscape areas.
- 3. Update the plan's facilities sheet to address all Colorado Springs Utilities concerns including correctly showing the site's hydrant location and showing the new wastewater main on both the utility and landscape sheets.
- 4. Update the plan to illustrate all exit pathways required by the Colorado Springs Fire Department.
- 5. Address Fire standards regarding pavement design, fire standpipe location and hose reach.
- 6. Address SWENT comments including:
  - a. Need to finalize the project's drainage report ensuring that the report and the plan are consistent with each other.
  - b. Ensure that the plan and the report meet all requirements, criteria and steps.
  - c. Add notes to the plan documenting the entity that will own and maintain the stormwater facility.

**The motion passed by a vote of 4:2:0:3**

**Aye:** 4 - Commissioner Foos, Commissioner Hensler, Chair Hente and Commissioner Slattery

**No:** 2 - Vice Chair McMurray and Commissioner Rickett

- 8.F. **COPN-22-00** A Concept Plan Amendment for 14.40 acres of land between E. Ramona Ave. and E. Cheyenne Rd. within the Creekwalk Redevelopment Concept Plan to support the proposed Creekwalk Apartment project.

**25**

(Quasi-Judicial)

Related Files: PDZ-22-0008, PUDD-22-0038

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department  
Peter Wysocki, Planning Director, Planning and Community Development Department

**Staff Presentation:**

Ryan Tefertiller, Urban Planning Manager, presented, describing the scope and intent of the project.

**Questions from Commissioners:**

Commissioner Rickett commented on the height of the project in relation to the largest building nearby, which was 4 stories and 52 feet.

Ryan Tefertiller answered that the Ivy Wild Hotel had been approved, as had the Luxe Apartments, which were significant in height.

Commissioner Rickett questioned the allowed height in Chapter 7 C5.

Ryan Tefertiller answered that the maximum C5 & R5 height was 45 feet.

**Applicant Presentation:**

Jim Houk, Kimley Horn, presented on behalf of the applicant.

**Public Discussion:**

James Loo, a resident of the neighborhood, commented in support, with the only critique being the height was too high. He asked if there was consideration of changing the scale of the project.

Jonathan Casper, a resident of the Ivy Wild neighborhood, commented in support with the only critique being the height. He added his excitement about this project.

Danny Meinek responded to both residents, noting that there were changes in height on one side of the building as well as a pedestrian bridge to cross the creek.

**Discussion and Decision of Planning Commission:**

Commissioner Slattery commented on the positives of the urban renewal done on this project. She appreciated the connectivity and looked forward to the final design.

Vice-Chair McMurray commented that he felt it was out of balance as well as did not pass certain criteria: Development Plan Criteria 1 and Planned Unit Development Criteria C & G.

Chair Hente added his support for this project.

Commissioner Rickett commented in opposition due to the mass and height.

Commissioner Foos commented in support of the project.

**Motion by Commissioner Hensler, seconded by Commissioner Foos, to recommend approval to the City Council for the amendment to the Creekwalk Redevelopment Concept Plan based upon the findings that the request meets the review criteria for concept plans as set forth in City Code Section 7.5.501.E. Subject to the following technical modifications:**

**Technical Modifications to the Concept Plan:**

**1. Update the concept plan to ensure that the plan is consistent with the final**

version of the development plan.

**The motion passed by a vote of 4:2:0:3**

**Aye:** 4 - Commissioner Foos, Commissioner Hensler, Chair Hente and Commissioner Slattery

**No:** 2 - Vice Chair McMurray and Commissioner Rickett