

City of Colorado Springs

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



Regular Meeting Agenda

Wednesday, July 12, 2023

9:00 AM

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

How to Watch the Meeting...

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

OPTIONS FOR ATTENDING THE MEETING:

All meetings are open to the public. Those who wish to participate may do so in-person, online, or via phone.

Conference Call: Dial 1-720-617-3426, enter Conf ID: 580 374 523# and wait to be admitted.

MS Teams: Copy and paste or type into your web browser to join the MS Teams meeting online:
<https://rebrand.ly/CityPlanningCommission-2023>

Attendees participating by telephone or MS Teams will be muted upon entry to the meeting. Please wait to be called on before speaking.

If you know you would like to comment on an agenda item, please contact the case planner for the item at 719-385-5905. If you are unable to contact them, there will still be an opportunity to speak during the meeting.

1. Call to Order and Roll Call

2. Approval of the Minutes

- 2.A. [CPC 23-341](#) Minutes for the June 14, 2023, Planning Commission Meeting

Presenter:

Scott Hente, Chair of the City Planning Commission

Attachments: [CPC Minutes 06.14.23 Draft](#)

3. Communications

Peter Wysocki - Planning & Community Development Director

4. Changes to Agenda/Postponements

5. 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.)

Approval of the Consent Agenda

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

- 8.A. [ANEX-22-0001](#) Villages at Waterview North Addition No. 1 Annexation located northeast of the South Powers Boulevard and Bradley Road intersection consisting of 144.82 acres.

(Legislative)

Related Files: MAPN-22-0002, ZONE-22-0013, ZONE-22-0014, ZONE-22-0015, ZONE-22-0016, ZONE-22-0017, COPN-22-0002

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Attachments:

[Staff Report](#)

[Project Statement](#)

[Annexation Agreement](#)

[Annexation Plat](#)

[GeoHazard Study](#)

[Decades Map](#)

[7.6.203 Annexation Conditions](#)

- 8.B. [MAPN-22-0002](#) Villages at Waterview North Master Plan illustrating a mixture of industrial, commercial, multi-family residential, single-family detached and attached residential, public facilities, and public parkland uses, located northeast of the South Powers Boulevard and Bradley Road intersection consisting of 116.52 acres.

(Legislative)

Related Files: ANEX-22-0001, ZONE-22-0013, ZONE-22-0014, ZONE-22-0015, ZONE-22-0016, ZONE-22-0017, COPN-22-0002

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Attachments: [Staff Report](#)
[Master Plan](#)
[Project Statement](#)
[GeoHazard Study](#)
[Decades Map](#)
[7.5.408 Master Plan](#)

- 8.C.** [ZONE-22-001](#) Villages at Waterview North zone change establishing LI/APZ1-AO
[3](#) (Light Industrial / Accident Potential Subzone-1 with Airport Overlay)
zone district located northeast of the South Powers Boulevard and
Bradley Road intersection consisting of 20.45 acres.

(Legislative)

Related Files: ANEX-22-0001, MAPN-22-0002, ZONE-22-0014,
ZONE-22-0015, ZONE-22-0016, ZONE-22-0017, COPN-22-0002

Presenter:
Gabe Sevigny, Planning Supervisor, Planning and Community
Development

Attachments: [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
[Project Statement](#)
[Over-All Zone Change Exhibit](#)
[GeoHazard Study](#)
[Decades Map](#)
[7.5.603.B Findings - ZC](#)

- 8.D.** [ZONE-22-001](#) Villages at Waterview North zone change establishing MX-L/APZ1-AO
[4](#) (Mixed-Use Large Scale / Accident Potential Subzone-1 with Airport
Overlay) zone district located northeast of the South Powers Boulevard
and Bradley Road intersection consisting of 27.65 acres.

(Legislative)

Related Files: ANEX-22-0001, MAPN-22-0002, ZONE-22-0013,
ZONE-22-0015, ZONE-22-0016, ZONE-22-0017, COPN-22-0002

Presenter:
Gabe Sevigny, Planning Supervisor, Planning and Community
Development

- Attachments:** [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
[Project Statement](#)
[Over-All Zone Change Exhibit](#)
[GeoHazard Study](#)
[Decades Map](#)
[7.5.603.B Findings - ZC](#)

8.E. [ZONE-22-001](#) Villages at Waterview North zone change establishing PF-AO (Public
[5](#) Facilities with Airport Overlay) zone district located northeast of the South Powers Boulevard and Bradley Road intersection consisting of 3.84 acres.

(Legislative)

Related Files: ANEX-22-0001, MAPN-22-0002, ZONE-22-0013, ZONE-22-0014, ZONE-22-0016, ZONE-22-0017, COPN-22-0002

Presenter:
 Gabe Sevigny, Planning Supervisor, Planning and Community Development

- Attachments:** [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
[Project Statement](#)
[Over-All Zone Change Exhibit](#)
[GeoHazard Study](#)
[Decades Map](#)
[7.5.603.B Findings - ZC](#)

8.F. [ZONE-22-001](#) Villages at Waterview North zone change establishing R-5-AO
[6](#) (Multi-Family High with Airport Overlay) zone district located northeast of the South Powers Boulevard and Bradley Road intersection consisting of 41.28 acres.

(Legislative)

Related Files: ANEX-22-0001, MAPN-22-0002, ZONE-22-0013, ZONE-22-0014, ZONE-22-0015, ZONE-22-0017, COPN-22-0002

Presenter:
 Gabe Sevigny, Planning Supervisor, Planning and Community Development

- Attachments:** [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
[Project Statement](#)
[Over-All Zone Change Exhibit](#)
[GeoHazard Study](#)
[Decades Map](#)
[7.5.603.B Findings - ZC](#)

8.G. [ZONE-22-001](#) Villages at Waterview North zone change establishing R-FLEX-MED-AO (R-Flex Medium with Airport Overlay) zone district located northeast of the South Powers Boulevard and Bradley Road intersection consisting of 23.28 acres.

[7](#)

(Legislative)

Related Files: ANEX-22-0001, MAPN-22-0002, ZONE-22-0013, ZONE-22-0014, ZONE-22-0015, ZONE-22-0016, COPN-22-0002

Presenter:
 Gabe Sevigny, Planning Supervisor, Planning and Community Development

- Attachments:** [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
[Project Statement](#)
[Over-All Zone Change Exhibit](#)
[GeoHazard Study](#)
[Decades Map](#)
[7.5.603.B Findings - ZC](#)

8.H. [COPN-22-000](#) Villages at Waterview North Concept Plan illustrating a mixture of industrial, commercial, multi-family residential, single-family detached and attached residential, public facilities, and public parkland uses, located northeast of the South Powers Boulevard and Bradley Road intersection consisting of 116.52 acres.

[2](#)

(Quasi-Judicial)

Related Files: ANEX-22-0001, MAPN-22-0002, ZONE-22-0013, ZONE-22-0014, ZONE-22-0015, ZONE-22-0016, ZONE-22-0017

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community
Development

- Attachments:** [Staff Report](#)
[Concept Plan](#)
[Project Statement](#)
[7.5.501.E Concept Plans](#)

9. Updates/Presentations

10. Adjourn