

# 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, November 18, 2021**

**8:30 AM**

**Hybrid Meeting - Open to Public  
Call 720-617-3426 Conf ID: 815 137 01#**

**Planning Commission**

## How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- CenturyLink Channel 18

## How to Comment on Agenda Items

Those who wish to comment during the meeting should call 720-617-3426 and enter Conf ID: 815 137 01# 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://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZjE5ZjBjNWYtZWU4Zi00Y2VILWlxNDAtNjI3NmI0OWFkY2Yw%40thread.v2/0?](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjE5ZjBjNWYtZWU4Zi00Y2VILWlxNDAtNjI3NmI0OWFkY2Yw%40thread.v2/0?context=%7b%22Tid%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22Oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d)

[context=%7b%22Tid%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22Oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjE5ZjBjNWYtZWU4Zi00Y2VILWlxNDAtNjI3NmI0OWFkY2Yw%40thread.v2/0?context=%7b%22Tid%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22Oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d)

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

### 2. Approval of the Minutes

- 2.A. [CPC 21-694](#) Minutes for the September 16, 2021 City Planning Commission meeting.

Presenter:

Scott Hente, Chair of the City Planning Commission

### 3. Communications

Peter Wysocki - Director of Planning and Community Development

### 4. CONSENT

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.)

#### AVANTERRA

- 4.A. [CPC MP 03-00279-A2 MJ21](#) Major amendment to the Woodmen Heights Master Plan changing 11.7 acres from Community Commercial/Office land use designation to Residential located southwest of E. Woodmen Road and Black Forest Road.  
(Legislative)

Presenter:  
 Katie Carleo, Land Use Manager, Planning & Community Development

- 4.B. [CPC ZC 21-00135](#) Zone change from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay) consisting of 11.7 acres located southwest of E. Woodmen Road and Black Forest Road.  
 (Quasi-judicial)

Presenter:  
 Katie Carleo, Land Use Manager, Planning & Community Development

- 4.C. [CPC CP 21-00136](#) Establishment of the Avanterra Concept Plan for single unit horizontal multi-family residential development consisting of 11.7 acres located southwest of E. Woodmen Road and Black Forest Road.  
 (Quasi-judicial)

Presenter:  
 Katie Carleo, Land Use Manager, Planning & Community Development

**ITEMS CALLED OFF CONSENT**

**5. UNFINISHED BUSINESS**

**POSTPONEMENTS**

- 5.A. [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 January 20, 2022, Planning Commission hearing.  
 (Quasi-Judicial)

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

- 5.B. [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 January 20, 2022, Planning Commission hearing.  
 (Quasi-Judicial)

Presenter:

- Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development
- 5.C. [CPC AP](#)  
[21-00064](#) An appeal of a Notice and Order to Abate Zoning Violation for the property located at 1830 Palmer Park Boulevard for failure to maintain off street park and maneuvering areas.  
(Quasi-Judicial)
- Presenter:  
Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development

### **CREEKSIDE AT ROCKRIMMON**

- 5.D. [CPC PUD](#)  
[20-00109](#) A PUD development plan for the Creekside at Rockrimmon project illustrating a 43-lot single-family residential development on 17.47 acres with ancillary public and private improvements. Located at 252 Heavy Stone View Boulevard.
- (Quasi-judicial)
- Presenter:  
Kerri Schott, Planner II, Planning & Community Development

### **STR APPEAL - 1046 MONROE ST**

- 5.E. [CPC AP](#)  
[21-00124](#) An appeal of the administrative denial of the Short Term Rental permit for 1046 E Monroe Street for an ownership change, pursuant to City Code Sections 7.5.1702.B and 7.5.1704.D.
- (Quasi-Judicial)
- Presenter:  
Carli Hiben, Program Coordinator, Planning and Community Development

## **6. NEW BUSINESS CALENDAR**

### **BLOOM HOUSE**

- 6.A. [CPC UV](#)  
[21-00102](#) A Use Variance Development Plan for the Bloom House project illustrating a change of use to a Human Service Establishment - Drug and Alcohol Treatment Facility and ancillary site upgrades, located at 701 East Boulder Street and 325 North El Paso Street.
- (Quasi-Judicial)

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

## STR APPEALS

**6.B.** [CPC AP  
21-00169](#)

An appeal of the administrative denial of the Short Term Rental permit for 118 & 120 N Corona Street for an ownership change, pursuant to City Code Sections 7.5.1702.B and 7.5.1704.C.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

**6.C.** [CPC AP  
21-00162](#)

An appeal of the administrative denial of the Short Term Rental permit for 309 N 28th Street for an ownership change, pursuant to City Code Sections 7.5.1702.B and 7.5.1704.C.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

**6.D.** [CPC AP  
21-00163](#)

An appeal of the administrative denial of the Short Term Rental permit for 2223 W Uintah Street for an ownership change, pursuant to City Code Sections 7.5.1702.B and 7.5.1704.C.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

**6.E.** [CPC AP  
21-00164](#)

An appeal of the administrative denial of the Short Term Rental permit for 2309 & 2307 N 7th Street for an ownership change, pursuant to City Code Sections 7.5.1702.B and 7.5.1704.C.

(Quasi-Judicial)

Presenter:  
Carli Hiben, Program Coordinator, Planning and Community  
Development

**7. PRESENTATIONS/UPDATES**

7.A. [21-471](#) Affordable Rental Housing Fee Offset Program

Presenter:  
Steve Posey, Community Development Division Manager  
Charae McDaniel, Chief Financial Officer  
Peter Wysocki, Director, Planning & Community Development

7.B. [21-458](#) Downtown Development and Parking Update

Presenters:  
Ryan Tefertiller, Urban Planning Manager, Planning and Development  
Department  
Scott Lee, Parking Enterprise Director, Office of the Mayor  
Peter Wysocki, Planning Director, Planning and Development  
Department

**8. Adjourn**