

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, January 21, 2021

8:30 AM

Remote Meeting - Phone 720-617-3426

Conference 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_ZjE5ZjBjNWYtZWU4Zi00Y2VILWlxNDAtNjl3NmI0OWFkY2Yw%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 20-682](#) Minutes for the October 15, 2020 City Planning Commission meeting.

Presenter:

Reggie Graham, Chair of the City Planning Commission

Attachments: [CPC Minutes Draft 10.15.20](#)

3. Communications

Peter Wysocki - Director of Planning and 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.)

El Paso County Citizens Center Sign

- 4.A. [CPC UV 20-00154](#) A Use Variance Development Plan for the El Paso County Citizens Center requesting to allow a 32 square foot double-sided electronic message center sign located at 1645 West Garden of the Gods Road.

(Quasi-Judicial)

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

- Attachments:** [CPC Report_EIPasoCountyCitizensCenter Use Variance Development Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[7.5.502.E Development Plan Review](#)
[7.4.409.B.3 EMC Sign Criteria](#)
[7.5.803.B Use Variance Review Criteria](#)

Greenbriar/Powerwood

- 4.B. [CPC MP 01-00147-A6 MJ20](#) A major amendment of the Greenbriar/Powerwood Master Plan changing 9.22 acres of land from Regional Commercial to Multi-Family Residential southeast of the Woodmen Road and Tutt Boulevard intersection.

(Legislative)

Presenter:
Katie Carleo, Senior Planner, Planning & Community Development

- Attachments:** [CPC Staff Report Greenbriar-Powerwood PROJECT STATEMENT](#)
[GREENBRIAR-POWERWOOD MASTER PLAN](#)
[GREENBRIAR-POWERWOOD CONCEPT PLAN](#)
[7.5.408 Master Plan](#)

- 4.C. [CPC CP 01-00148-A12 MJ20](#) A major amendment of the Greenbriar/Powerwood Concept Plan changing 9.22 acres of land from Regional Commercial to Multi-Family Residential as an allowable use located southeast of the Woodmen Road and Tutt Boulevard intersection.

(Quasi-Judicial)

Presenter:

Katie Carleo, Senior Planner, Planning & Community Development

Attachments: [GREENBRIAR-POWERWOOD CONCEPT PLAN](#)
[7.5.501.E Concept Plans](#)

The Farm

- 4.D. [CPC ZC](#)
[20-00155](#) A zone change from PUD (Planned Unit Development) and A (Agricultural) to PK (Park) consisting of 36.14 acres located on multiple parcels throughout The FARM development.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report_The FARM PK Zone Change](#)
[PROJECT STATEMENT](#)
[ZONE CHANGE EXHIBIT](#)
[7.5.603.B Findings - ZC](#)

Tuscan Foothills Village

- 4.E. [CPC MP](#)
[06-00065-A2](#)
[MJ20](#) A Major Master Plan Amendment to the Mountain Shadows Master Plan, changing 2.4 acres from Research & Development (R&D) to Residential, located northeast of Silverstone Terrace and Mule Deer Drive.

(Legislative)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Attachments: [CPC Report_TFV4](#)
[Master PPlan Amendment](#)
[Zone Change](#)
[Development Plan](#)
[Project Statement](#)
[PlanCOS vision Map](#)
[Context Map](#)
[CGS Letter](#)
[7.5.408 Master Plan](#)

- 4.F. [CPC PUZ
20-00071](#) A PUD Zone Change for the Tuscan Foothills Village project, changing 5 acres of land from PUD/PIP1/HS (Planned Unit Development, Planned Industrial Park, Hillside Overlay) to PUD/HS (Planned Unit Development, Hillside Overlay) : Residential; Maximum Density 3.5-7.99 dwelling units per acre; Maximum Building Height of 35-feet), located at 5730 Silverstone Terrace.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

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

- 4.G. [CPC PUD
06-00067-A5
MN20](#) A PUD Development Plan for the Tuscan Foothills Village Phase 4 project consisting of a 24-unit attached residential unit development on 5 acres zoned PUD/HS (Planned Unit Development, Hillside Overlay) and located northeast of Silverstone Terrace and Mule Deer Drive.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Attachments: [Development Plan](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

Saint Francis Guest House

- 4.H. [CPC CP
01-00148-A11
MJ20](#) A major amendment to an existing concept plan application changing the location of buildings designated on the Greenbriar/Powerwood Concept Plan per City Code Section 7.5.503.C.2.c.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Attachments: [CPC Staff Report The Guest House at Saint Francis MDA](#)
[Conditional Use Development Plan](#)
[Concept Plan Amendment](#)
[Project Statement](#)
[Context Map](#)
[PlanCOS Vision Map](#)
[7.5.501.E Concept Plans](#)

- 4.I. [CPC CU](#)
[20-00145](#) A conditional use development plan for a family support residence consisting of a 2-story building for 41 residential suites, located at the southwest corner of Sisters Grove and Tutt Boulevard.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Attachments: [Conditional Use Development Plan](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

ITEMS CALLED OFF CONSENT

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

2424 Garden of the Gods

- 6.A. [CPC MP](#)
[06-00065-A1](#)
[MJ20](#) A Major Master Plan Amendment to the Mountain Shadows Master Plan, changing 125 acres from Office Industrial Park (OIP) to Open Space, Office, Public Institution, Residential and Community & Neighborhood Commercial, located at 2424 Garden of the Gods Road.

(Legislative)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

- Attachments:** [CPC Report 2424 GOG](#)
[Master Plan Amendment](#)
[Zone Change](#)
[PUD Concept Plan](#)
[Project Statement](#)
[PlanCOS vision Map](#)
[CPW_SheepImpactReview](#)
[Context Map](#)
[CGS Letter](#)
[Permitted Use Comparison](#)
[Public Comment 1](#)
[Public Comment 2](#)
[Public Comment 3](#)
[7.5.408 Master Plan](#)

6.B. [CPC PUZ 20-00176](#) A PUD Zone Change for the 2424 West Garden of the Gods project changing 125 acres of land from PIP1/A/PUD/HS (Planned Industrial Park, Agriculture, Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development, Hillside Overlay); Maximum Residential Density of 16-17.99 dwelling units per acre; Maximum Commercial Building Square Footage of 1,130,000 square feet; Maximum Building Height of 45 feet, located at 2424 Garden of the Gods Road.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

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

6.C. [CPC PUP 20-00177](#) A PUD Concept Plan for the 2424 West Garden of the Gods project illustrating the development framework for 125 acres of land with a mixture of commercial, residential and open space uses, located at 2424 Garden of the Gods Road.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

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

21 Marland Road Appeal

- 6.D. [AR NV](#) [20-00678](#) An appeal of the administrative approval of nonuse variance to City Code Section 7.4.102.A.2 for a 7-foot 6-inch fence/retaining wall combination where a 6-foot maximum is permitted located at 21 Marland Road.

(Quasi-Judicial)

Presenter:

Alex Osborne, Planner I, Planning and Community Development

Attachments: [CPC Staff Report - 21 Marland](#)
[Approved Site Plan 21 Marland Road](#)
[Appeal Letter Fence at 21 Marland Road](#)
[ILC](#)
[RussAcufflettertoCity](#)
[Code Enforcement Letter](#)
[Photos for CPC Memo](#)
[Record of Decision 21 Marland Road](#)
[Framework Map](#)
[Neighbor Opposition](#)
[SWENT Email](#)
[7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview NonuseVariance](#)
[7.4.102 Fences or Walls](#)
[7.5.906 \(A\)\(4\) Administrative Appeal.docx](#)

Carport Appeal 1325 Challenger

- 6.E. [CPC AP](#) [20-00178](#) An appeal of a Notice and Order to Abate for violation of a carport within the 25-foot front yard setback on a residentially zoned (PUD) property located at 1325 Challenger Drive.

(Quasi-Judicial)

Presenter:

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

- Attachments:** [CPC Report_Notice and Order Appeal -1325 Challenger Drive](#)
[Figure 1 Appeal of Notice & Order \(received 12-31-2020\)](#)
[Figure 2 1325 challenger Carport Photo](#)
[Figure 3 1325 CHALLENGER AVE violation letter](#)
[Figure 4 1325 CHALLENGER AVE Notice and Order](#)
[1325 Challenger aerial with measurements](#)
[7.5.1007 Appeals](#)
[7.5.906 \(A\)\(4\) Administrative Appeal.docx](#)

7. PRESENTATIONS/UPDATES

8. Adjourn