



# City of Colorado Springs

Plaza of the Rockies  
South Tower, 5th Floor  
Blue River Board Room  
121 S Tejon St, Colorado  
Springs, CO 80901

## Meeting Minutes - Draft Planning Commission

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Thursday, January 20, 2022

8:30 AM

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

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### 1. Call to Order and Roll Call

**Present:** 9 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Graham, Commissioner Slattery, Commissioner Rickett, Commissioner Almy, Commissioner Eubanks and Alternate Griggs

**Excused:** 1 - Commissioner Wilson

### 2. Changes to Agenda/Postponements

#### Postpone

- 2.A. [CPC AP 21-00174](#) Withdraw an appeal of the administrative denial of the Short Term Rental permit for 116 South Fourteenth Street as a permit has been issued and the appeal withdrawn by the appellant.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

**Motion by Commissioner Raughton, seconded by Commissioner Graham, to postpone the appeal of the administrative denial of the Short Term Rental permit for 116 South Fourteenth Street to the February 17, 2022, City Planning Commission meeting. The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Graham, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**Absent:** 1 - Commissioner Wilson

- 2.B. [CPC AP 21-00182](#) Withdraw an appeal of the administrative denial of the Short Term Rental permit for 1609 West Kiowa Street as the appeal has been withdrawn per the request of the appellant.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

Development

**Motion by Commissioner Raughton, seconded by Vice Chair McMurray, to postpone the appeal of the administrative denial of the Short Term Rental permit for 1609 West Kiowa Street to the February 17, 2022, City Planning Commission meeting. The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Graham, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**Absent:** 1 - Commissioner Wilson

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

Withdraw an appeal of a Notice and Order for violation of a carport for the property located at 1325 Challenger Drive per the appellant's request and due to City code has subsequently changed and the City is not pursuing enforcement action under the old code.

(Quasi-Judicial)

Presenter:

Mitch Hammes, Neighborhood Services Manager, Planning & Community Development

**Motion by Commissioner Raughton, seconded by Commissioner Rickett, to postpone the appeal for the Notice and Order to Abate violation to the February 17, 2022, Planning Commission hearing. The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Graham, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**Absent:** 1 - Commissioner Wilson

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

Withdraw an appeal of a Notice and Order for violation of a carport for the property located at 1315 Challenger Drive per the appellant's request and due to City code has subsequently changed and the City is not pursuing enforcement action under the old code.

Presenter:

Mitch Hammes, Neighborhood Services Manager, Planning & Community Development

**Motion by Commissioner Raughton, seconded by Commissioner Rickett, to postpone the appeal for the Notice and Order to Abate violation issued against 1315 Challenger Avenue to the February 17, 2022, Planning Commission hearing. The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Graham, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**Absent:** 1 - Commissioner Wilson

**Withdraw**

- 2.E. [CPC AP 21-00210](#) Withdraw an appeal of the administrative denial of the Short Term Rental permit application for 3285 El Pomar Road. (Quasi-Judicial)

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

**Motion by Commissioner Raughton, seconded by Commissioner Rickett, to withdraw the appeal for the short term rental permit application as the renewal permit was approved administratively and the appellant requested the withdrawal. The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Graham, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**Absent:** 1 - Commissioner Wilson

- 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

**Motion by Commissioner Raughton, seconded by Commissioner Rickett, to withdraw the appeal from the City Planning Commission agenda per the request of the appellant and the development plan for this site was approved administratively. The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Graham, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**Absent:** 1 - Commissioner Wilson

**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.)

**1609 South Cascade Avenue**

- 4.B. [CPC MP 93-176-A6M N21](#) A minor amendment to the Ivywild Master Plan relevant to the property at 1609 South Cascade Avenue and totaling 6,700 square feet

(Quasi-Judicial)

Related Files: CPC ZC 21-00132, CPC DP 21-00133

Presenter:

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

Peter Wysocki, Planning Director, Planning and Community Development Department

**This Planning Case was recommended for approval on the Consent Calendar to the City Council.**

- 4.C. [CPC ZC 21-00132](#) Ordinance No. 22-13 amending the zoning map of the City of Colorado Springs relating to 6,700 square feet located at 1609 South Cascade Avenue from R2 (Two-Family Residential) to OR (Office Residential)

(Quasi-Judicial)

Related Files: CPC MP 93-176-A6MN21, CPC DP 21-00133

Presenter:

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

Peter Wysocki, Planning Director, Planning and Community Development Department

**This Ordinance was recommended for approval on the Consent Calendar to the City Council.**

- 4.D. [CPC DP 21-00133](#) A development plan for 1609 South Cascade Avenue covering 6,700 square feet of land to allow the existing structure to be utilized for office use.

(Quasi-Judicial)

Related Files: CPC MP 93-176-A6MN21, CPC ZC 21-00132

Presenter:

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

Peter Wysocki, Planning Director, Planning and Community Development Department

Development Department

This Planning Case was recommended for approval on the Consent Calendar to the City Council.

**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

This Planning Case was approved on the Consent Calendar.

**Crestone at Fillmore East**

- 4.F. [CPC MPA 04-00043-A8 MJ21](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving a major amendment to the Hill Properties Master Plan changing the land use designation to allow for residential and office/commercial land uses on 28.55 acres located 1300 West Fillmore Street.

(Legislative)

Related Files: CPC PUZ 21-00069 and CPC PUP 21-00070

Presenter:  
Daniel Sexton, Planning Supervisor, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

This Resolution was recommended for approval on the Consent Calendar to the City Council.

- 4.G. [CPC PUZ 21-00069](#) Ordinance No. 22-12 amending the zoning map of the City of Colorado Springs relating to 28.55 acres located 1300 West Fillmore Street from PUD (Planned Unit Development: Hospital, Office, Medical Office, and General Commercial Uses, maximum building height 165-feet, and maximum gross floor area of 1,850,000 square feet) to PUD (Planned Unit Development: Residential, 25-33.99 dwelling units per acre, maximum building height of 75-feet; and Office/Commercial, maximum building height 45-feet, maximum

gross floor area 20,000 square feet)

(Quasi-Judicial)

Related Files: CPC MPA 04-00043-A8MJ21, CPC PUP 21-00070

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**This Ordinance was recommended for approval on the Consent Calendar to the City Council.**

**4.H.** [CPC PUP 21-00070](#)

A Planned Unit Development Concept Plan for the Crestone at Fillmore East mixed-use residential and non-residential project located at 1300 West Fillmore Street.

(Quasi-Judicial)

Related Files: CPC MPA 04-00043-A8MJ21, CPC PUZ 21-00069

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**This Planning Case was recommended for approval on the Consent Calendar to the City Council.**

**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

**This Planning Case was approved on the Consent Calendar.**

**Approval of the Consent Agenda**

**Motion by Commissioner Raughton, seconded by Commissioner Rickett, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of**

**Aye:** 8 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Graham, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**Absent:** 1 - Commissioner Wilson

**5. ITEMS CALLED OFF CONSENT**

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

Presenter:

N/A

**Motion by Vice Chair McMurray, seconded by Commissioner Rickett, to approve the minutes for the November 18, 2021, City Planning Commission hearing with the recommended edits by Commissioner McMurray and Commissioner Eubanks. The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Graham, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**Absent:** 1 - Commissioner Wilson

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

Presenter:

N/A

**Motion by Commissioner Rickett, seconded by Commissioner Raughton, to postpone the December 16, 2021, minutes to the February 17, 2022, meeting. The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Graham, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**Absent:** 1 - Commissioner Wilson

**Patriot Park Commercial**

**4.I.** [CPC PUZ 21-00167](#) Ordinance No. 22-14 amending the zoning map of the City of Colorado Springs relating to 18.272 acres located between Space Center Drive and North Powers Boulevard from PUD/AO (Planned Unit Development: Office and Commercial, 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: Multi-Family Residential, Industrial and Commercial, maximum building height 65-feet, 25-35 dwelling units per acre, and 90,000 square feet of industrial/commercial space with Airport Overlay).

(Quasi-Judicial)

Related File: CPC PUP 08-00147-A2MJ21

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

*This item was removed from the Consent Calendar by Mr. Robert Blaha who is an adjacent property owner over concerns of the use of the property.*

**Staff presentation:**

Daniel Sexton, City Planning, presented a PowerPoint with the scope and intent of this project.

**Project Applications:**

**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.

**CPC PUP 08-00157-A2MJ21**

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.

**General Information:**

**Site Details:**

- Zoned PUD/AO (Planned Unit Development and Airport Overlay)
- The project site is not part of a master planned area
- The project site is vacant and has been over-lot graded with slopping to the south

**Public Notification and Involvement:**

- Public notice was mailed to 169 property owners, on three occasions: internal review and this Planning Commission hearing
- The site was also posted on the three occasions above
- City Planning staff received comments supporting and objecting to

the project. Most of the comments objecting to the proposal focused on traffic, land use, development design and security.

**Applicant Presentation:**

Andrea Barlow from N.E.S presented a PowerPoint with the scope and intent of this project.

Ms. Barlow highlighted that the original Patriot Park plan was primarily office use on the actual concept plan, but the permitted uses were very wide ranging and included numerous nonresidential uses, including more commercial uses and industrial uses, hotels, and the like. While the concept plan was primarily for office use, the list of permitted uses in that zone were extensive on the nonresidential side, and there was a maximum height of 98 feet with that concept plan and zoning.

In 2017, the west side of Space Center Drive was rezoned for single-family residential and multifamily with a 19 plus acre area of open space that was preserved adjacent to the creek, and easements were provided for the continuation of the Sand Creek trail. The original zone change and the area proposed today is all within the Patriot Park Metro district, and that was formed to fund the public improvements for this development and ongoing maintenance. The detention, open space, landscaping and so on will all be maintained by the Metropolitan District.

**Questions:**

N/A

**Supporters:**

N/A

**Opponents:**

**Robert Blaha**, Owner of 745 Space Center, as well as an investor with a group that would be developing the proposed project

- Mr. Blaha said he never saw the traffic analysis and what the traffic flows would look like in the morning
- Security is an issue because several of the office buildings have tenants who work for the Department of Defense (DOD)
- Concerned about density, and from a density standpoint, the City has no experience where there is high density usage right next to these kinds of buildings and is somewhat of an experiment. Mr. Blaha is not interested in being in an experiment
- Main concerns are:
  - Transitioning from a high density multifamily to an undefined flex space, which is 745 Space Center
  - Drainage issues

- Security issues - for the buildings who house the DOD contractors
- Complete concerns are in the letter from Holland and Hart
- What should transition plans look like in the City?
- Lack of information and details in the plan

**Tom Brita**, Cushman and Wakefield

Tom Brita with Cushman & Wakefield clarified that the Patriot Park Metropolitan District was only going to be taking care of the land that is part of the new development and the development with the other housing. The Metro District will not take care of the medians or anything like that. Mr. Brita said that was a concern because the metro district will only take care of their land. They won't take care of any of the other water drainage issues that might be part of this proposal.

**Rebuttal:**

Andrea Barlow with N.E.S addressed the concerns:

- **Issue of Security**
  - They have reached out several times to Mr. Blaha regarding the multiple references to security breach, and the suggestion was that it was in relation to the existing multifamily developments on the west side of Space Center Drive, which is owned and operated by Goodwin Knight
  - Has requested what the security breaches have been so it could be addressed, but no specific security breaches have been provided by Mr. Blaha
- **Density Issue and transitioning**
  - Ms. Barlow said there is a detention pond and some landscaping along the south boundary that will provide a buffer, then there is the office flex space, and then the multifamily apartments for transitioning
  - Applicant consciously tried to make sure there was separation
- **Mr. Blaha said he has not seen the details of the office flex space**
  - Ms. Barlow explained they are not at that point yet and reminded everyone that the current zoning for this property allows office flex space. It would be a change to the concept plan, but it would be allowed under the zoning
  - There will be an opportunity to review the details of those buildings once there is a development plan
- **Drainage Issues**
  - When the west side of the property was planned (residential side), the applicant planned the drainage for the entire property

- There is a proposed detention pond in the plan
- The historic flows had to be considered regarding the drainage and the applicant had to rectify issues related to a pond on the southwest corner of the property, which resulted in additional detention facilities on the east and west side to accommodate that
- **Metro district maintaining the landscaping in the medians**
  - Ms. Barlow said she did not believe she said the metro district maintains the landscaping in the medians on Space Center Drive
  - Metro district maintains the landscaping in the 16-foot landscape easement that is within the metro district
- **Appearance of the multifamily residential when people are driving to and from work**
  - Ms. Barlow was not sure what that meant and said they did share elevations of the multifamily with Mr. Blaha
  - The multifamily residential will be well managed and maintained
- **Summary**
  - Transitioning is being provided
  - Multifamily will be high quality
  - Metro district will be maintaining the landscaping in the metro district
  - No specific information was given regarding the security issue, so could not address

**Questions:**

Commissioner Graham asked Mr. Blaha how many security issues have been reported. Mr. Blaha said there has been probably two or three over the last couple of years, but he was unsure if there was a formal filing made with the City or whether the police were involved. The intrusions were people coming into the garage and changing their oil. There was some question about items being missing, as well.

Commissioner Rickett asked if this was basically changing from PUD Office to PUD multifamily and creating a buffer between the multifamily and the existing properties to the south that is office for multi-use, but not residential, and there was never a development plan that really defined what was going on in this area. Mr. Sexton said that was a fair summation and this parcel specifically includes the multifamily residential. The prior concept plan was actually very specific as it did identify for specific parcels within the concept plan area what uses would go there. The office industrial kind of flex space, which is currently permitted within the larger PUD zone, would be permitted on that southern portion of the site.

Commissioner Raughton said he was confused with why any residential would lead to intrusions that cannot be managed with reasonable accommodations by the property. Mr. Blaha said this was just something philosophically that he wanted the board to consider with the transitioning. Mr. Blaha said he did not want the people on the south end of this to wind up with issues that were not anticipated.

Mr. Sexton said when the previous concept plan was approved, it was approved for commercial industrial uses like hotels, restaurants, and things of that sort, and there is nothing from a land use perspective that staff looks at for those tenant type accommodations. If you have a tenant within a building, you as the property owner or that tenant is doing programming to accommodate their needs, or to accommodate their security to the extent possible with this project. From staffs' perspective and city code review criteria perspective, the applicant has provided a reasonable transition and separation from the multifamily, pushing it further to the north, keeping that commercial industrial flex space to the south, and even positioning the stormwater facility, which is an additional kind of barrier, to those potential inclusions or conflicts between the multifamily and the established office building.

Commissioner Slattery asked that the permitted uses be read into the record for the flex base on the southern border, and she pointed out that the two parcels would be subject to a development plan review before any construction.

Mr. Sexton concurred with Commissioner Slattery that any future development of any of the uses would require subsequent entitlement applications. Mr. Sexton added the list for the permitted uses was extensive with 40 to 50 land uses, but they are typically financial services, general office, medical office, automotive, rental and pickup, automotive service, bars, business park, all three subcategories of food sales, hotels, liquor sales, mini warehouses, and the list is exhaustive.

Commissioner Slattery asked if there were any notable changes between the zone change of existing and what is proposed. Mr. Sexton said the biggest notable change was the addition of the multifamily residential on the north side of the parcel.

#### **DISCUSSION AND DECISION OF PLANNING COMMISSION:**

Commissioner Almy commented on the security issues, and particularly about equating this to Cheyenne Mountain facility. Commissioner Almy shared that years ago, he was a DOD tenant of one of the buildings that is adjacent to this property. Even though his knowledge is dated, if anybody wanted to complain about security issues it would have to come from an

authoritative source. For these buildings, he recalled the tenants have the DOD or other government security clearance for facility clearances. Those people would be the ones that would have to make a complaint. The actual building owner does in fact make modifications to the building, usually being paid for by the tenant for special security facilities. Commissioner Almy said he did not think security was really an issue for this project. Considering there are several other uses that this property could have been up for, if this would violate somebody's facility security clearance, that tenant needs to raise his hand and have future discussions regarding this.

Commissioner Hente agreed with Commissioner Almy and said he was going to make a similar comment.

Commissioner Rickett said he was supportive of this project, yet he is also supportive of landowners that are in the surrounding areas, as he has from the inception on this board. Commissioner Rickett explained he is supportive of the project but will be voting against it because of the objection of the neighboring property. He said he hated to do that and hoped Mr. Blaha could come to some agreements because he believed more development in the area helps (inaudible).

Commissioner McMurray said in light of Commissioner Rickett's comment, he wanted to go on the record saying that he found the comments from the public speculative and unpersuasive based on the support of the economic development groups and the aviation authority. He has no concerns with this project, the intensity of the overall use has not changed, and it's just the nature of the multifamily. We see examples of that in abundance throughout our community and throughout the country. Commissioner McMurray said as far as he is concerned, there are no issues, and he would be voting in favor.

Peter Wysocki, Director of Planning & Community Development, stated to Commissioner Rickett that since he was supportive of the project but voting against it, could he state the reasons why as it pertains to the review criteria.

Commissioner Rickett said there have been several projects that he voted against changing the zoning because the neighboring property owners did their research and bought their property based upon what the surrounding zoning was at the time they bought the property.

Mr. Wysocki said public comment was not part of the zoning criteria and nor is the guarantee of no zone changes next to existing development.

Commissioner Rickett said he understood that but being a person who

researches the zoning and development plans, he believed other people should be able to rely upon the surrounding zoning when they bought their property. Commissioner Rickett gave the example of someone buying property and the neighboring property is zoned residential but then the zone changes, and now there is an office that has 98-foot height requirements.

**Motion by Commissioner Graham, seconded by Commissioner Raughton, to recommend approval to City Council the zone change for 18.272 acres associated with the Patriot Park Commercial project 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), based upon the findings that the review criteria for establishing a PUD 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 7:1:1:0**

**Aye:** 7 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Graham, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

**No:** 1 - Commissioner Rickett

**Absent:** 1 - Commissioner Wilson

- 4.J. [CPC PUP](#) [08-00147-A2](#) [MJ21](#) A Major Amendment to a Planned Unit Development Concept Plan for the Patriot Park Commercial project located between Space Center Drive and North Powers Boulevard.

(Quasi-Judicial)

Related File: CPC PUZ 21-00167

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

See Item 4.I. (CPC PUZ 21-00167)

**Motion by Commissioner Graham, seconded by Commissioner Eubanks, to recommend approval to City Council a Major PUD Concept Plan Amendment for the Patriot Park project, based upon the findings that the plan meets the review criteria for establishing a PUD concept plan, as set forth in City Code Section 7.3.605, and the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E). The motion passed by a vote of 7:1:1:0**

**Aye:** 7 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Graham, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

No: 1 - Commissioner Rickett

Absent: 1 - Commissioner Wilson

## **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

Greg Phillips - Director of Aviation for Colorado Springs Airport presented the 20-year Master Plan.

## **9. Adjourn**