

# 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, December 16, 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 and Roll Call

## 2. Changes to Agenda/Postponements

- 2.A.** [CPC AP 21-00174](#) Postpone an appeal of the administrative denial of the Short Term Rental permit for 116 South Fourteenth Street for an ownership change to the January 20, 2022, City Planning Commissioner meeting. The intent of the postponement is to refine the internal STR policy regarding ownership based on Planning Commission discussion.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

- 2.B.** [CPC AP 21-00182](#) Postpone an appeal of the administrative denial of the Short Term Rental permit for 1609 West Kiowa Street for an ownership change to the January 20, 2022, City Planning Commissioner meeting. The intent of the postponement is to refine the internal STR policy regarding ownership based on Planning Commission discussion.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

## Development

- 2.C. [CPC AP  
21-00064](#) Postpone 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 to the January 20, 2022, Planning Commission hearing.  
(Quasi-Judicial)

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

**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.)**

- 4.A. [CPC 22-006](#) Minutes for the October 21, 2021, City Planning Commission meeting.

Presenter:  
Scott Hente, Chair of the City Planning Commission

**College Creek Apartments**

- 4.B. [CPC CU  
21-00116](#) A Conditional Use Development Plan for College Creek Apartments, a 240-unit income-restricted multi-family development located at 10055 Federal Drive.

(Quasi-Judicial)

Presenter:  
Katelynn Wintz, Planning Supervisor, Planning & Community Development

**Attachments:** [College Creek Apartments Staff Report KAW](#)  
[College Creek Apartments](#)  
[Project Statement](#)  
[Parking Justification](#)  
[PlanCOS vision Map](#)  
[Context Map](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

- 4.C. [CPC R](#) An Administrative Relief request to allow 385 parking spaces where  
[21-00117](#) 438 parking spaces are required, located at 10055 Federal Drive.

(Quasi-Judicial)

Presenter:  
Katelynn Wintz, Planning Supervisor, Planning & Community  
Development

**Attachments:** [Parking Justification](#)  
[7.4.203 Parking Space Req by Use](#)  
[7.5.1101 Purpose - Administrative Relief](#)

### Lowell-Draper Urban Renewal Plan

- 4.D. [URA MP](#) The Lowell-Draper Urban Renewal Plan for a 11.35-acre area within  
[21-00181](#) the Lowell PUD zone in the southeastern part of Downtown Colorado  
Springs

Presenter:  
Matthew Fitzsimmons, Planner II, Urban Planning Division

**Attachments:** [CPC Staff Report Draper URA](#)  
[Figure 1 - Lowell-Draper URA Urban Renewal Plan](#)  
[Figure 2 - PlanCOS Vision map](#)  
[Figure 3 - Lowell-Draper URA CSURA-Conditions Survey](#)

### North Fork Park

- 4.E. [CPC ZC](#) A zone change for North Fork Park relating to 7.9-acres located  
[21-00140](#) northeast of the Thunder Mountain Avenue and Daydreamer Drive  
intersection from A (Agricultural) to PK (Public Park).

(Quasi-Judicial)

Presenter:  
Katelynn Wintz, Planning Supervisor, Planning & Community

Development

- Attachments:** [CPC Report\\_North Fork Park](#)  
[North Fork ZC](#)  
[Context Map](#)  
[7.5.603.B Findings - ZC](#)

**5. ITEMS CALLED OFF CONSENT**

**6. UNFINISHED BUSINESS**

**Short Term Rental Appeals**

- 6.A.** [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

- Attachments:** [Staff Report - 309 N 28th St STR Denial](#)  
[309 N. 28th - STR Appeal](#)  
[309 N 28th St - 500' Buffer](#)  
[PlanCOS Vision Map](#)  
[7.5.1702.B ShortTermRentalPermitRequired](#)  
[7.5.1704.C ShortTermRentalPermitReviewCriteria](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal](#)

- 6.B.** [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

**Attachments:** [Staff Report - 2223 W Uintah St STR Denial](#)  
[2223 W. Uintah - STR Appeal](#)  
[2223 W Uintah St - 500' Buffer](#)  
[PlanCOS Vision Map](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal](#)  
[7.5.1702.B ShortTermRentalPermitRequired](#)  
[7.5.1704.C ShortTermRentalPermitReviewCriteria](#)

- 6.C.** [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

**Attachments:** [Staff Report - 2309 & 2307 N 7th St STR Denial](#)  
[2309 & 2307 N. 7th St - STR Appeal](#)  
[2307 & 2309 N 7th St - 500' Buffer](#)  
[PlanCOS Vision Map](#)  
[7.5.1702.B ShortTermRentalPermitRequired](#)  
[7.5.1704.C ShortTermRentalPermitReviewCriteria](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal](#)

## **7. NEW BUSINESS CALENDAR**

### **Colorado College**

- 7.A.** [CPC MP 97-00261-A7 MN21](#) A Minor Amendment to the Colorado College Master Plan to add multiple properties on the block bound by E. Dale St., N. Weber St., E. Cache la Poudre St., and N. Nevada Ave. and totaling 1.57-acres.

(Quasi-Judicial)

Presenter:  
Ryan Tefertiller, Planning Manager, Planning and Community Development Department  
Michael Tassi, Assistant Planning Director, Planning and Community Development Department

- Attachments:** [CC Dale and Weber Rezone Staff Report 121621](#)  
[Figure 1 - Development Plan](#)  
[Figure 2 - Project Statement](#)  
[Figure 3 - Zoning Exhibit](#)  
[Figure 4 - PlanCOS Vision Map](#)  
[Figure 5 - Stakeholder Comments](#)  
[Figure 6 - CC MP Amendment](#)  
[Figure 7 - Zone Change](#)  
[7.5.408 Master Plan](#)

**7.B.** [CPC ZC 21-00084](#) A zone change from the C5 (Intermediate Business) and R4 (Multi-Family Residential) zones to the SU (Special Use) zone district covering multiple properties and consisting of 1.57-acres.

(Quasi-Judicial)

Presenter:  
 Ryan Tefertiller, Planning Manager, Planning and Community Development Department  
 Michael Tassi, Assistant Planning Director, Planning and Community Development Department

- Attachments:** [Figure 3 - Zoning Exhibit](#)  
[Figure 7 - Zone Change](#)  
[7.5.603.B Findings - ZC](#)

**7.C.** [CPC DP 21-00085](#) The Weber and Dale Development Plan covering multiple properties on the block bound by E. Dale St., N. Weber St., E. Cache la Poudre St., and N. Nevada Ave. and totaling 1.57-acres.

(Quasi-Judicial)

Presenter:  
 Ryan Tefertiller, Planning Manager, Planning and Community Development Department  
 Michael Tassi, Assistant Planning Director, Planning and Community Development Department

- Attachments:** [Figure 1 - Development Plan](#)  
[7.5.502.E Development Plan Review](#)

**Falcon Trucking**

**7.D.** [CPC MP 87-00381-A29 MJ21](#) A Major Master Plan Amendment for the Banning Lewis Master Plan to allow the master plan land use designation for 35.727 acres to be changed from Industrial (IDP) to Commercial and Residential

(Single-Family Residential: 3.5-7.99 d/u and Multi-Family Residential: 12-24.99 d/u), located southeast of the future Marksheffel Road and Barnes Road intersection..

(Legislative)

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

**Attachments:** [CPC Report\\_FalconTrucking](#)  
[Master Plan Amendment](#)  
[PUD Zone Change](#)  
[PUD Concept Plan](#)  
[Project Statement](#)  
[Vision Map](#)  
[Public Comments](#)  
[Fiscal Impact Analysis](#)  
[Context Map](#)  
[7.5.408 Master Plan](#)

**7.E. [CPC PUZ](#)  
[21-00128](#)**

A PUD zone change for the Falcon Trucking at Banning Lewis Ranch project allowing 35.727 acres to be rezoned from PIP/cr/AO (Planned Industrial Park with Conditions of Record and Airport Overlay) to PUD/AO (Planned Unit Development: Single-Family Residential, 3.5-7.99du/ac, Maximum Building Height 35 feet; Multi-Family Residential, 12-24.99du/ac, Maximum Building Height 45 feet; and Commercial, 40,000 square footage, Maximum Building Height 45 feet; with Airport Overlay), located southeast of the future Marksheffel Road and Barnes Road intersection.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

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

**7.F. [CPC PUP](#)  
[21-00129](#)**

A PUD Concept Plan for the Falcon Trucking at Banning Lewis Ranch project establishing an envisioned development with commercial and residential land uses and certain site design aspects, located southeast of the future Marksheffel Road and



Barnes Road intersection.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

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

### Percheron Master Plan

- 7.G. [CPC MP 19-00123-A1 MJ21](#) A major master plan amendment to the Percheron Master Plan, previously Banning Lewis Ranch North Master Plan, to modify proposed land uses. The property is located along the north and south side of Woodmen Road between Mohawk Road and Golden Sage Road and consists of approximately 809.6 acres.

(Legislative)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

**Attachments:** [CPC Report Percheron Project Statement](#)  
[Percheron MP](#)  
[Percheron CP](#)  
[Vision Map](#)  
[Context Map](#)  
[7.5.408 Master Plan](#)

- 7.H. [CPC PUP 19-00125-A1 MJ21](#) A major PUD concept plan amendment for Percheron modifying the development pattern. The property is located along the north and south side of Woodmen Road between Mohawk Road and Golden Sage Road and consists of approximately 809.6 acres.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

- Attachments:** [Percheron CP](#)  
[7.3.605 PUD Concept Plan](#)  
[7.5.501.E Concept Plans](#)

**8. PRESENTATIONS/UPDATES - None**

**9. Adjourn**