



# City of Colorado Springs

Regional Development  
Center (Hearing Room)  
2880 International Circle

## Regular Meeting Agenda - Final Planning Commission

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Wednesday, December 11, 2024

9:00 AM

Regional Development Center (Hearing  
Room)  
2880 International Circle

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

Online: [coloradosprings.gov/springstv](https://coloradosprings.gov/springstv) | Facebook Live: Colorado Springs City Council Facebook Page | TV:  
Comcast Channel 18 and 880 (HD); - Stratus IQ Channel 99 (Streaming)

By phone: Dial 1-720-617-3426, enter Conf ID: 375 704 624# and wait to be admitted.

If 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.

Attendees participating by phone will be muted upon entry to the meeting. Please wait to be called on before speaking.

Once an item has been heard, the Chair will open the public portion of the hearing for comments. There is a three (3) minute time limit for each person. Phone attendees must press \*6 to un-mute.

### **1. Call to Order and Roll Call**

### **2. Changes to Agenda/Postponements**

### **3. Communications**

**Andrea Slattery - Planning Commission Chair**

**Kevin Walker - Planning Director**

### **4. Approval of the Minutes**

**4.A. [CPC 2360](#)**

Minutes for the November 13, 2024, Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

**Attachments:**

[CPC Minutes 11.13.24 Draft](#)

### **5. Consent Calendar**

**Club Car Wash - North Gate**

- 5.A. [CUDP-24-0019](#) A Conditional Use to allow a car wash in the MX-M (Mixed-Use Medium Scale) zone district consisting of 1.17 acres located at 2651 North Gate Boulevard.  
(Quasi-Judicial)

Presenter:

Kyle Fenner, Senior Planner, Planning Department

**Attachments:**

[Staff Report\\_CUDP-24-0009\\_Club Car Wash CPC\\_FINAL](#)

[Attachment\\_1 - Project Statement and Land Use Statement](#)

[Attachment\\_2 - Exhibit](#)

[7.5.601 CONDITIONAL USE](#)

**Club Car Wash - North Academy**

- 5.B. [CUDP-24-0018](#) A Conditional Use to allow an Automobile and Light Vehicle Wash use in the LI/CR (Light Industry with Conditions of Record) zone district consisting of 1.28 acres located at 1705 N Academy Blvd. (Quasi-Judicial)

Presenter:

Molly O'Brien, Planner II, Planning Department

**Attachments:**

[Staff Report\\_Club Car Wash N Academy](#)

[Attachment 1 - Project Statement and Land Use Statement](#)

[Attachment 2 - Exhibit](#)

[7.5.601 CONDITIONAL USE](#)

**Dutch Bros Coffee - Non Use Variance**

- 5.C. [NVAR-24-0015](#) A Non-Use Variance to City Code Section 7.4.201.C (Table 7.4.2-C) to allow a 2-foot front yard parking setback off the west property line where 20-feet is required located at 1802 E Platte Avenue and 307 N Union Boulevard.  
(Quasi-Judicial)

Presenter:

Chris Sullivan, Senior Planner, Planning Department

**Attachments:**      [Staff Report Dutch Bros NVAR](#)  
[Attachment 1 Project Summary](#)  
[Attachment 2 Vicinity Map](#)  
[Attachment 3 Dutch Bros Land Scape Plan](#)  
[Attachment 4 Dutch Bros Site Plan](#)  
[7.4.201 GENERAL DIMENSIONAL STANDARDS](#)  
[7.5.526 NON-USE VARIANCE](#)

### **Hancock/Chelton Conditional Use - SF Detached**

- 5.D.    [CUDP-24-0020](#)      A Conditional Use to allow single-family detached residential units in the MX-M (Mixed-Use Medium Scale) zone district consisting of 7.62 acres located at northwest of the Chelton Road and Hancock Expressway intersection.  
(Quasi-Judicial)

Presenter:  
Allison Stocker, Planner II, Planning and Neighborhood Services

**Attachments:**      [CUDP-24-0020 Staff Report](#)  
[Exhibit 1 Project Statement](#)  
[Exhibit 2 Land Use Statement](#)  
[Exhibit 3 PublicComments](#)  
[Exhibit 4 Vicinity Map](#)  
[7.5.601 CONDITIONAL USE](#)

## **6. Items Called Off Consent Calendar**

## **7. Unfinished Business**

## **8. New Business**

### **Trace Church - Conditional Use Permit**

- 8.A.    [CUDP-24-0017](#)      A Conditional Use to allow an Elementary or Secondary School use in the LI (Light Industrial) zone district consisting of 5.93 acres located at 4330 Mark Dabling Boulevard.  
(Quasi-Judicial)

Presenter:  
Chris Sullivan, Senior Planner, Planning Department

**Attachments:**      [Staff Report Trace Church CUP](#)  
[Attachment 1 Project Summary](#)  
[Attachment 2 Land Use Statement](#)  
[Attachment 3 Plat](#)  
[Attachment 4 Site Plan](#)  
[7.5.601 CONDITIONAL USE](#)

## ADU Code Amendment

- 8.B.**      [CODE-24-0006](#)      An Ordinance amending Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, as related to accessory dwelling units. (Legislative)

Presenter:  
Daniel Sexton, DRE Planning Manager, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**      [Staff Report ADU Ordinance vf](#)  
[1 - ADU Ordinance](#)  
[2 - Ordinance No. 20-39](#)  
[3 - Ordinance No. 20-37](#)  
[4 - House Bill 24-1007](#)  
[5 - House Bill 24-1152](#)  
[6 - Senate Bill 24-174](#)  
[7 - Public Comments](#)  
[8 - ADU Ordinance - Table of Proposed Changes](#)  
[7.5.702 AMENDMENT TO UDC TEXT](#)  
[PublicComments\\_Combined\\_1262024](#)

## Karman Line

- 8.C.**      [ANEX-23-0009](#)      Karman Line Addition No. 1 Annexation consisting of 0.73 acres located northwest of the Bradley Road and Curtis Road intersection. (Legislative)

Presenter:  
Gabe Sevigny, Planning Supervisor, City Planning and Development Services

**Attachments:**

- [Staff Report Karman Line RGS](#)
- [Attachment 1 - Project Statement - Annexation](#)
- [Attachment 2 - Project Statement - Zone Establishment](#)
- [Attachment 3 - Project Statement - Land Use Plan](#)
- [Attachment 4 - City Annexations by Decade](#)
- [Attachment 5 - County Zoning](#)
- [Attachment 6 - Public Comments](#)
- [Attachment 7 - School District Letter of Support](#)
- [Attachment 8 - 3 Mile Buffer](#)
- [Attachment 9 - Karman Line Additions - Annexation Plats](#)
- [Attachment 10 - Fiscal Impact Analysis](#)
- [Attachment 11 - Exhibit A and B - Zone Establishment](#)
- [Attachment 12 - Draft Annexation Agreement](#)
- [Attachment 13 - Karman Line Land Use Plan](#)
- [Attachment 14 - Vicinity Map](#)
- [Attachment 15 - CSPD Communication Letter](#)
- [7.5.701 ANNEXATION OF LAND](#)

**8.D. [ANEX-23-0010](#)** Karman Line Addition No. 2 Annexation consisting of 1.57 acres located northwest of the Bradley Road and Curtis Road intersection.  
(Legislative)

Presenter:  
Gabe Sevigny, Planning Supervisor, City Planning and Development Services Department

**Attachments:**

- [7.5.701 ANNEXATION OF LAND](#)

**8.E. [ANEX-23-0011](#)** Karman Line Addition No. 3 Annexation consisting of 4.65 acres located northwest of the Bradley Road and Curtis Road intersection.  
(Legislative)

Presenter:  
Gabe Sevigny, Planning Supervisor, City Planning and Development Services Department

**Attachments:**

- [7.5.701 ANNEXATION OF LAND](#)

**8.F. [ANEX-23-0012](#)** Karman Line Addition No. 4 Annexation consisting of 11.60 acres located northwest of the Bradley Road and Curtis Road intersection.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning and Development Services Department

**Attachments:** [7.5.701 ANNEXATION OF LAND](#)

- 8.G. [ANEX-23-0013](#) Karman Line Addition No. 5 Annexation consisting of 17.83 acres located northwest of the Bradley Road and Curtis Road intersection.  
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning and Development Services Department

**Attachments:** [7.5.701 ANNEXATION OF LAND](#)

- 8.H. [ANEX-23-0014](#) Karman Line Addition No. 6 Annexation consisting of 1,876.24 acres located northwest of the Bradley Road and Curtis Road intersection.  
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning and Development Services Department

**Attachments:** [7.5.701 ANNEXATION OF LAND](#)

- 8.I. [ZONE-23-0009](#) The establishment of a A/SS-O (Agriculture with Streamside Overlay) zone district in association with the Karman Line Addition No. 6 Annexation consisting of 1,760.74 acres located northwest of the Bradley Road and Curtis Road intersection.  
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning and Development Services Department

**Attachments:** [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

- 8.J. [MAPN-23-0002](#) Establishment of the Karman Line Land Use Plan for Residential Very Low Density, Residential Low Density, Residential Medium Density, Residential High Density, Mixed-Use, Commercial, Light Industrial, Civic, Open Space, Parks, Public Safety, and Streets/Utility Rights-of-Way, consisting of 1,912.62 acres located northwest of Bradley

Road and Curtis Road intersection.  
(Legislative)

Presenter:  
Gabe Sevigny, Planning Supervisor, City Planning and  
Development Services Department

Attachments: [7.5.514 LAND USE PLAN](#)

**9. Presentations**

**10. Adjourn**