

# **City of Colorado Springs**

*Regional Development Center (Hearing Room)  
2880 International Circle*



## **Regular Meeting Agenda - Final**

**Wednesday, February 14, 2024**

**9:00 AM**

**Regional Development Center (Hearing Room)  
2880 International Circle**

**Planning Commission**

## How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- StratusIQ Channel 76/99 (Streaming)

## OPTIONS FOR ATTENDING THE MEETING:

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

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

If you know 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.

### 1. Call to Order and Roll Call

### 2.A Approval of the Minutes

2.A.A. [CPC 24-056](#) Minutes for the January 10, 2024 Planning Commission Meeting

Presenter:  
Andrea Slattery, City Planning Commission Chair

Attachments: [CPC 1.10.24 minutes draft](#)

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

### 3. Communications

**Peter Wysocki - Planning + Neighborhood Services Director**

### 4. Consent Calendar

**Mark Dabling U-Haul Rezone**

4.A. [ZONE-23-0029](#) A Zone Map Amendment (Rezoning) to change the conditions and restrictions established in Zoning Ordinance No. 82-95 to make mini-storage warehouses and accessory outdoor storage uses allowed in the BP (Business Park) zone district, consisting of 6.26 acres located at 6910 Mark Dabling Boulevard (Quasi-Judicial)

Presenter:  
William Gray, Senior Planner, Planning + Neighborhood Services

**Attachments:**

[Staff Report](#)  
[Land Use Statement](#)  
[Ordinance No. 82-95](#)  
[Exhibit to Ordinance No. 82-95](#)  
[Zone Map](#)  
[Context Map](#)  
[Zone Map Amendment Legal Description](#)  
[Zone Map Amendment Exhibit](#)  
[Corporate Centre Filing No 2](#)  
[Conditional Use Development Plan](#)  
[Mineral Estate Owner Notification Certification Affidavit](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

**Les Schwab****4.B. [CUDP-23-0020](#)**

A Conditional Use to allow an auto and light vehicle repair use in the Mixed-Use Medium Scale (MX-M) zone district consisting of approximately thirty-four thousand (34,000) square feet located at 7752 Barnes Road.

**Presenter:**

Allison Stocker AICP, Planner II, Planning + Neighborhood Services

**Attachments:**

[CUDP-23-0020 Staff Report](#)  
[CUDP-23-0020 ProjectStatement](#)  
[CUDP-23-0020 LandUseStatement](#)  
[CUDP-23-0020 Vicinity Map](#)  
[CUDP-23-0020 Presentation ADS](#)  
[7.5.601 CONDITIONAL USE](#)

**RMHCS PACE Center at Quail Lake****4.C. [CUDP-23-0024](#)**

A Conditional Use to allow a Large Adult Daycare Center use in the Business Park (BP) zone district consisting of an existing approximately 9,562 square foot building located at 1420 / 1450 Quail Lake Loop.

**Presenter:**

Chris Sullivan, Senior Planner, Planning + Neighborhood Services

**Attachments:**      [Report PACE Center at Quail Lake CUDP CS](#)  
[CUDP-23-0024 Project Statement Land Use Statement](#)  
[CUDP-23-0024 Vicinity Map](#)  
[PlanCOS Vision Map](#)  
[7.5.601 CONDITIONAL USE](#)

**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.)**

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

## **6. Unfinished Business**

## **7. New Business**

### **Black Forest Road Addition No. 2**

- 7.A.    [ANEX-23-0017](#)      Black Forest Road Addition No. 2 Annexation located along existing Black Forest Road from south of Research Parkway to the intersection with Old Ranch Road consisting of 21.879 acres.

Presenter:

Katelynn Wintz, Planning Supervisor, Planning +  
Neighborhood Services Department

**Attachments:**      [1. Staff Report BF Add2 KAW](#)  
[2. Exhibit A BF Add2](#)  
[3. Exhibit B BF Add2](#)  
[4. Project Statement BF Add 2](#)  
[5. Public Comment BF Add 2](#)  
[6. Public Comment Response BF Add 2](#)  
[7.5.701 ANNEXATION OF LAND](#)

### **2312 W. Pikes Peak Ave.**

- 7.B.    [NVAR-23-0055](#)      A Non-Use Variance to City Code Section 7.2.205.B to allow a 6'9" front setback where 10' is usually required located at 2312 West Pikes Peak Avenue.

Presenter:

Ann Odom, Planner II, Planning + Neighborhood Services

**Attachments:**      [2312 W Pikes Peak - CPC Staff Report](#)  
[2312 W Pikes Peak Project Statement \(Front setback\)](#)  
[2312 W Pikes Peak Ave Plans](#)  
[2312 WPP Vicinity Map](#)  
[PlanCOS Vision Map](#)  
[7.5.526 NON-USE VARIANCE](#)

- 7.C.    [NVAR-23-0056](#)      A Non-Use Variance to City Code Section 7.5.802.A to allow a 1'2" side setback (east side) where 3'3" is usually required located at 2312 West Pikes Peak Avenue.

Presenter:

Ann Odom, Planner II, Planning + Neighborhood Services

**Attachments:**      [2312 W Pikes Peak - CPC Staff Report](#)  
[2312 W Pikes Peak Project Statement \(Side setback\)](#)  
[2312 W Pikes Peak Ave Plans](#)  
[2312 WPP Vicinity Map](#)  
[PlanCOS Vision Map](#)  
[7.5.526 NON-USE VARIANCE](#)

- 7.D.    [NVAR-23-0060](#)      A Non-Use Variance to City Code Section 7.4.203.A to allow a 6" roof eave setback where 2' is usually required located at 2312 West Pikes Peak Avenue.

Presenter:

Ann Odom, Planner II, Planning + Neighborhood Services

**Attachments:**      [2312 W Pikes Peak - CPC Staff Report](#)  
[2312 W Pikes Peak Ave Project Statement \(Eave Projection Setback\)](#)  
[2312 W Pikes Peak Ave Plans](#)  
[2312 WPP Vicinity Map](#)  
[PlanCOS Vision Map](#)  
[7.5.526 NON-USE VARIANCE](#)

## Centennial Townhomes

- 7.E.    [CUDP-22-0014](#)      A Conditional Use to allow for multi-family residential development consisting of 20 attached townhomes in the MX-M (Mixed-Use Medium Scale) zone district consisting of 1.62 acres located at 4113 Centennial Boulevard.

Presenter:

Tamara Baxter, Senior Planner, Planning + Neighborhood Services

**Attachments:**      [Staff Report\\_Centennial Blvd Townhomes\\_TPB](#)  
[Project Statement](#)  
[Conditional Use Development Plan](#)  
[CONTEXT MAP](#)  
[Public Comments](#)  
[Public Comment Responses](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

## UDC Annexation Section Amendment

- 7.F.    [CODE-24-0001](#)      An ordinance repealing and re-ordaining Section 701 (annexation of land) of Part 7 (Policy Decisions by City Council) of Article 5 (Administration and Enforcement) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, pertaining to annexation. (Legislative)

Presenter:

Peter Wysocki, Director of Planning + Neighborhood Services

Renee Congdon, Utilities Division Chief, City Attorney's Office

**Attachments:**      [Attachment 1 - UDC-AnnexationORD-2024-01-03](#)  
[Attachment 2 - Table with Proposed Changes to the Annexation Section](#)  
[Attachment 3 - CSU-ExclusiveProviderExceptions-ORD 2024-01-02](#)  
[Attachment 4 - CSU-OutsideCityService-ORD 2024-01-02](#)  
[Attachment 5 - CSU-WaterServiceCh12-ORD 2024-01-09](#)  
[Attachment 6 - CSU-outside city wastewater service 12.5](#)

## **8. Updates/Presentations**

- 8.A.    [CPC 2201](#)      Post Occupancy Analysis of the Ridge

Presenter: Katie Sunderlin, Senior Affordable Housing Coordinator – Housing and Community Vitality Department

**Attachments:**      [The Ridge Analysis 02142024](#)

## **9. Adjourn**