



City of Colorado Springs

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

Meeting Minutes - Draft Planning Commission

HOW TO WATCH THE MEETING
SPRINGSTV - Coloradosprings.gov/SpringsTV
Comcast Channel 18/880 (HD)
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*To make comments during the meeting, please wait for the item to be presented, and you will remain on mute until the public comment portion: (to mute and unmute your phone, press *6)*
Phone: +1 720-617-3426
Conference ID: 368 313 609#

Thursday, June 18, 2020

8:30 AM

Remote Meeting

Ph: 720-617-3426 Conf ID: 368 313 609#

1. Call to Order

- Present:** 8 - Vice Chair Scott Hente, Commissioner Jim Raughton, Chair Reggie Graham, Commissioner Rhonda McDonald, Commissioner Alison Eubanks, Commissioner John Almy, Commissioner Marty Rickett and Commissioner Natalie Wilson
- Excused:** 1 - Commissioner James McMurray

2. Approval of the Minutes

2.A. [CPC 20-214](#) Minutes for the April 30, 2020 City Planning Commission Meeting

Presenter:
Reggie Graham, Chair

Motion by Vice Chair Hente, seconded by Commissioner McDonald, to approve the April 30, 2020 City Planning Commission Minutes. The motion passed by a vote of 7:0:1:1

- Aye:** 7 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy and Commissioner Wilson
- Absent:** 1 - Commissioner McMurray
- Abstain:** 1 - Commissioner Rickett

2.B. [CPC 20-274](#) Minutes for the May 21, 2020 City Planning Commission Meeting

Presenter:
Reggie Graham, Chair, City Planning Commission

Motion by Commissioner Rickett, seconded by Vice Chair Hente, to approve the minutes for the May 21, 2020 City Planning Commission meeting. The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McMurray

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.)

Lexus of Colorado Springs

4.C. [CPC ZC
20-00047](#) A Zone Change request changing 8.5 acres from OC/SS (Office Complex with Streamside Overlay) to C6/cr/SS (General Business with conditions of record and Streamside Overlay), located at 5580-5590 North Nevada Avenue.

(Quasi-Judicial)

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

A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to refer this Ordinance to the City Council. The motion passed unanimously.

4.D. [CPC DP
20-00048](#) A Development Plan for the Lexus of Colorado Springs project to allow the redevelopment of the 8.5-acre site with an automotive dealership and ancillary site improvements, located at 5580-5590 North Nevada Avenue.

(Quasi-Judicial)

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

A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to refer this Planning Case to the City Council. The motion passed unanimously.

Street Name Change - Stanton Road

- 4.E. [CPC SN 20-00058](#) A Street Name Change renaming segments of Stanton Road and Spine Road to Clyde Way, located from Eagle Rock Road to Austin Bluffs Parkway.

(Quasi-Judicial)

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

A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to approve this Planning Case on the Consent Calendar. The motion carried unanimously.

Crest at Woodmen

- 4.F. [CPC PUZ 20-00044](#) A Zone Change request for the Crest at Woodmen project changing 63.9 acres from PIP-1/cr/SS (Planned Industrial Park with Conditions of Record and Streamside Overlay) to PUD/SS (Planned Unit Development with Streamside Overlay), located at 6765 Campus Drive.

(Quasi-Judicial)

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

A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to refer this Ordinance to the City Council. The motion passed unanimously.

- 4.G. [CPC PUP 20-00045](#) A PUD Concept Plan for the Crest at Woodmen project illustrating the envisioned lot configuration and land uses for the redevelopment of the 63.9-acre site located at 6765 Campus Drive.

(Quasi-Judicial)

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

A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to refer this Planning Case to the City Council. The motion passed unanimously.

Yoga Studio - 1528 East Pikes Peak Avenue

- 4.H. [CPC ZC](#)
[19-00097](#) A zone change of .64-acre changing the zoning from OR (Office Residential) to PBC (Planned Business Center), located at the northeast and northwest intersection of East Pikes Peak Avenue and Farragut Avenue.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to refer this Ordinance to the City Council. The motion passed unanimously.

- 4.I. [CPC DP](#)
[19-00098](#) A development plan for a personal improvement service, located at the northeast and northwest intersection of East Pikes Peak Avenue and Farragut Avenue.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to refer this Planning Case to the City Council. The motion passed unanimously.

- 4.J. [CPC NV](#)
[19-00099](#) A nonuse variance from City Code Section 7.4.203, Parking Space Requirements by Use, to allow 30 parking spaces where 34 parking spaces are required for personal improvement service, located at the northeast and northwest intersection of East Pikes Peak Avenue and Farragut Avenue.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

A motion was made by Commissioner Rickett, seconded by Commissioner Raughton, to refer this Planning Case to the City Council. The motion passed unanimously.

Approval of the Consent Agenda

Motion by Commissioner Rickett, seconded by Commissioner Raughton, 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

8:0:1:0

ITEMS CALLED OFF CONSENT

Cordera Filing No. 6

Cordera Filing No. 6 (CPC PUZ 20-00051 and CPC PUP 20-00052) were pulled from the Consent Calendar by Commissioners Raughton and McDonald, both of whom have had an interest in the property and asked to be recused.

- 4.A. [CPC PUZ 20-00051](#) A zone change for the Cordera Filing No. 6 project changing 69.97 acres from PUD/A (Planned Unit Development and Agricultural) to PUD (Planned Unit Development), located east of Union Boulevard and north of Fraser Valley Lane.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Motion by Commissioner Rickett, seconded by Vice Chair Hente, to recommend approval to City Council the zone change of 69.97 acres from PUD/A (Planned Unit Development and Agricultural) to PUD (Planned Unit Development; single-family residential, 2-3.49 dwelling units per acres, 36-foot maximum building height), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603 and the development of a PUD zone as set forth in City Code Section 7.3.603. The motion passed by a vote of 6:0:1:2 with Commissioners Raughton and McDonald recused.

Aye: 6 - Vice Chair Hente, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McMurray

Recused: 2 - Commissioner Raughton and Commissioner McDonald

- 4.B. [CPC PUP 20-00052](#) A PUD Concept Plan for the Cordera Filing No. 6 project illustrating the envisioned northeast extension of the Cordera development on 69.97 acres located east of Union Boulevard and north of Fraser Valley Lane.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Motion by Commissioner Rickett, seconded by Vice Chair Hente, to recommend approval to City Council the PUD concept plan for the Cordera Filing No. 6 project, based upon the findings that the PUD concept plan meets the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605 and meets the eight (8) review criteria for granting a concept

plan as set forth in City Code Section 7.5.501(E). The motion passed by a vote of 6:0:1:2 with Commissioners Raughton and McDonald recused.

Aye: 6 - Vice Chair Hente, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McMurray

Recused: 2 - Commissioner Raughton and Commissioner McDonald

5. UNFINISHED BUSINESS - None

6. NEW BUSINESS CALENDAR - None

7. PRESENTATIONS/UPDATES

7.A. [20-077](#) HomeCOS: Housing Our Future, A Comprehensive Affordable and Attainable Housing Plan for the City of Colorado Springs, Colorado

Presenter:
Steve Posey, HUD Program Manager, Community Development Division
Peter Wysocki, Director of Planning and Community Development

7.B. [20-050](#) Colorado Springs Homelessness Initiative Annual Report

Presenter:
Andy Phelps, Homelessness Prevention and Response Coordinator, Planning and Community Development

8. Adjourn