

City of Colorado Springs

*City Administration Building
30 South Nevada Avenue, Suite 102*



Work Session Meeting Agenda

Thursday, February 2, 2023

9:00 AM

30 South Nevada Ave, Suite 102

Planning Commission Informal

OPTIONS FOR ATTENDING THE MEETING:

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

Phone: 1-720-617-3426, enter Conf ID: 808 627 632# and wait to be admitted.

MS Teams: Copy and paste or type into your web browser to join the MS Teams meeting online:
https://rebrand.ly/join-CS_InformalPC-2023

Attendees participating by telephone or MS Teams will be muted upon entry to the meeting.

No public comments are taken during the informal meetings.

1. Call to Order and Roll Call**2A. Approval of the Minutes**

- 2A.A.** [CPC 23-074](#) Minutes for the December 14, 2022, City Planning Commission

Presenter:

Scott Hente, Chair of the City Planning Commission

Attachments: [CPC Minutes 12.14.22 draft](#)

- 2A.B.** [CPC 23-060](#) Minutes for the January 11, 2023, City Planning Commission

Presenter:

Scott Hente, Chair of the City Planning Commission

2B. Changes to Agenda/Postponements**3. Communications**

Peter Wysocki - Director of Planning & Community Development

- 3.A.** [23-071](#) 2023 Pikes Peak Regional Building Code (PPRBC) Revisions - International Building Code Adoption

(Informational Only)

Presenter:

Roger Lovell, Regional Building Official, Regional Building Department

Attachments: [2023 PPRBC Executive Summary V1.1](#)

[2023 PPRBC FINAL-protected](#)

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. [URA 23-046](#) An amendment to the Gold Hill Mesa Urban Renewal Area Plan reducing the overall boundary to 120.461-acres of land.

(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning & Community Development

Attachments: [CPC Staff Report_GHM Amended URA_RGS](#)
[Amended Gold Hill Mesa Urban Renewal Plan](#)
[Amended Area](#)
[Aerial](#)
[Vision Map](#)

- 4.B. [URA 23-034](#) The Gold Hill Mesa Commercial Urban Renewal Area Plan for the development of 106.7-acres of land in the PBC/SS (Planned Business Center with Streamside Overlay), PBC (planned Business Center) and TND (Traditional Neighborhood Development) zone districts.

(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning & Community Development

Attachments: [CPC Staff Report_GHM Commercial URA_RGS](#)
[Gold Hill Mesa Commercial Urban Renewal Plan](#)
[Conditions Survey](#)
[Aerial](#)
[Vision Map](#)

- 4.C. [COPN-22-000](#)
[1](#) Minor concept plan amendment to the Newport Tech Center - North project changing the designated uses from General Office to Light Industry.

(Quasi-Judicial)

Presenter:
Drew Foxx, Planner II, Planning & Community Development

Attachments: [Staff Report_875 Vapor Trail](#)
[Project Statement](#)
[Concept Plan_Newport Tech Center North](#)
[Development Plan-Site Plan](#)
[PlanCOS Vision Map](#)
[7.5.501.E Concept Plans](#)

- 4.D. [CUDP-22-000](#) Conditional use development plan for a warehousing and distribution center located at 875 Vapor Trail.
[3](#)

(Quasi-Judicial)

Presenter:

Drew Foxx, Planner II, Planning & Community Development

Attachments: [Development Plan-Site Plan](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

- 4.E. [CUDP-22-001](#) A conditional use development plan for a large daycare home with a maximum of 12 children located at 4444 Zircon Drive.
[6](#)

(Quasi-Judicial)

Presenter:

Drew Foxx, Planner II, Planning and Community Development

Attachments: [CPC Staff Report_4444 Zircon Dr](#)
[Project Statement](#)
[Site Plan](#)
[PlanCOS Vision Map](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

- 4.F. [ZONE-22-002](#) Ames Land Exchange zone change for 1,249 square feet located south of the West Espanola Street and North 7th Street intersection from PK/HS/SS (Public Park with Hillside and Streamside Overlay) to R-2/HS (Two-Family Residential with Hillside Overlay).
[0](#)

(Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning and Community Development

Attachments: [Staff Report Ames Land Exchange](#)
[Exhibit A - Legal Desc](#)
[Project Description](#)
[Exhibit B - Zone Change](#)
[Public Comments](#)
[Public Comment Response](#)
[Vision Map](#)
[7.5.603.B Findings - ZC](#)

- 4.G.** [CUDP-22-001](#) A conditional use development plan for a 116,290 square foot
[3](#) mini-warehouse in the OC (Office Complex) zone district located at
9870 N Union Blvd.

(Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning and Community Development

Attachments: [CPC Staff Report_N Union Self Storage](#)
[Project Statement](#)
[Conditional Use Development Plan](#)
[Public Comments](#)
[Applicant Statement Supplemental](#)
[Vision Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

- 4.H.** [UVAR-22-000](#) A Use Variance Development Plan for the Space Foundation
[7](#) Electronic Message Center to allow an electronic message center
sign type with a civic use located at 4425 Arrowswest Drive.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning & Community Development

Attachments: [CPC Staff Report Space Foundation](#)
[Project Statement](#)
[Use Variance Development Plan](#)
[VICINITY MAP](#)
[Context Map](#)
[PlanCOS Vision Map](#)
[7.5.502.E Development Plan Review](#)
[7.5.803.B Use Variance Review Criteria](#)
[7.4.409.B.3 EMC Sign Criteria](#)

5. ITEMS CALLED OFF CONSENT

6. UNFINISHED BUSINESS

7. NEW BUSINESS CALENDAR

- 7.A. [CODE-23-000](#) An ordinance amending the Unified Development Code of the City of Colorado Springs establishing standards for urban agriculture (goats)
[1](#)
- (Legislative)

Presenter:

Morgan Hester, Planning Supervisor
 Ben Bolinger, Assistant City Attorney

Attachments: [CPC Staff Report Goats](#)
[ATTACHMENT 1 - UDC-GoatORD-2023-01-25](#)
[ATTACHMENT 2 - Chapter 6-NeighborhoodVitality-RegulationAnimalsHoofedO](#)
[ATTACHMENT 3 - Mayor's Disapproval by Veto of Ordinance 22-86](#)

- 7.B. [MAPN-22-000](#) An ordinance adopting the ConnectCOS Master Transportation Plan, the City of Colorado Springs 2023 Intermodal Transportation Plan.
[6](#)

Presenter:

Tim Roberts, Transportation Planning Manager, Traffic Engineering

Attachments: [CPC StaffReport ConnetCOS](#)
[ConnectCOS_ORD-2023-01-03_LOcomments_RG comments](#)
[Disposition of Plans and Other Documents That Had Formally Amended the 200](#)
[Ordinance 01-58 Intermodal Transportation Plan](#)

- 7.C. [PUDZ-22-000](#) PUD Zone Change for 125.34 acres of land from PIP1/A/PUD/HS (Planned Industrial Park, Agriculture, Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development: Civic, Commercial, Office, Open Space and Residential uses; Maximum
[5](#)

Building Height 45-feet; 9-14.5 du/ac residential and 950,000 maximum non-residential square footage; with Hillside Overlay), located at 2424 Garden of the Gods Road.

(Quasi-Judicial)

Presenter:
Daniel Sexton, Planning Supervisor, Planning & Community Development

Attachments: [CPC Report 2424 GOG_DJS](#)
[PUD Zone Change](#)
[PUD Concept Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[Public Comment Response](#)
[Traffic Study](#)
[Traffic Study - Traffic Generation Comparison](#)
[Context Map](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

- 7.D. [PUDC-22-000](#) A PUD Concept Plan for the 2424 Garden of the Gods project illustrating mixed-use development with redevelopment with commercial, civic, office, open space, and residential uses, located at 2424 Garden of the Gods Road.

[3](#)

(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](#)

8. PRESENTATIONS/UPDATES

9. Informal Updates/Presentations

- 9.A. [22-732](#) Community Plan Program Update
Est. Time: 20 minutes
Presenter:

Daniel Besinaiz, Senior Planner (and team)
Jay Renkens, MIG Consultants
Peter Wysocki, Planning & Community Development Director

Attachments: [Community Planning Program Update](#)

10. Adjourn