

City of Colorado Springs

*Regional Development Center
2880 International Circle
Colorado Springs, CO 80910*



Regular Meeting Agenda

Wednesday, February 8, 2023

9:00 AM

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

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.

Conference Call: Dial 1-720-617-3426, enter Conf ID: 503 838 788# 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/CS_PlanningCommission

Attendees participating by telephone or MS Teams 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 comments. There is a three (3) minute time limit for each person. Telephone attendees must press *6 to un-mute.

If you know you would like to comment on an agenda item, please email your name, the item you would like to comment on, and your telephone number or MS Teams' name to Elena.Lobato@coloradosprings.gov. If you are unable to email, there will still be an opportunity to speak during the meeting.

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

Attachments: [CPC Minutes 01.11.23 draft](#)

2B. Changes to Agenda/Postponements

3. Communications

Peter Wysocki - Director of Planning & Community Development

Pikes Peak Regional Building Code Revisions

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.)

Gold Hill Mesa Residential URA Plan Amendment

- 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: [RES Amended GHM Substantial Modification](#)
[CPC Staff Report GHM Amended URA_RGS](#)
[Amended Gold Hill Mesa Urban Renewal Plan](#)
[Amended Area](#)
[Aerial](#)
[Vision Map](#)

Gold Hill Mesa Commercial URA Plan

- 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: [RES_GHMCommercialURAPlan](#)
[URA PLAN Gold Hill Mesa Commercial Final 3-4-2022](#)
[CPC Staff Report_GHM Commercial URA_RGS](#)
[URA Impact Report Gold Hill Mesa Commercial Final 4-15-2022](#)
[Gold Hill Mesa Commercial Urban Renewal Plan](#)
[Conditions Survey](#)
[Aerial](#)
[Vision Map](#)
[GHM URA_MD Boundary Map-Graphic](#)

875 Vapor Trail

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

(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](#)

Zircon Drive Large Home Daycare

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

(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](#)

Ames Land Exchange

- 4.F. [ZONE-22-000](#) 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).

[1](#)

(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](#)

North Union Self-Storage

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

[3](#)

(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](#)

Space Foundation Electric Sign

- 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

Goat Ordinance

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

(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](#)

ConnectCOS Master Transportation Plan

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

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 20\(](#)
[Ordinance 01-58 Intermodal Transportation Plan](#)

2424 Garden of the Gods

- 7.C. [PUDZ-22-000](#) PUD Zone Change for 125.34 acres of land from PIP1/A/PUD/HS
[5](#) (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 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
[3](#) illustrating mixed-use development with redevelopment with commercial, civic, office, open space, and residential uses, located at 2424 Garden of the Gods Road.

(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. Adjourn