

City of Colorado Springs

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



Work Session Meeting Agenda

Thursday, March 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.A. Call to Order and Roll Call**1.B. Communications**

Peter Wysocki - Director of Planning & Community Development

REVIEW FORMAL AGENDA ITEMS**2A. Approval of the Minutes**

2A.A. [CPC 23-145](#) Minutes for the February 8, 2023, Planning Commission Meeting

Presenter:

Scott Hente, Chair of the City Planning Commission

Attachments: [CPC Minutes 2.8.23 DRAFT](#)

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

Falcon Trucking

- 4.A.** [MAPN-22-000](#) A Master Plan Major Amendment for the Falcon Trucking at BLR
[8](#) project to revise land use designations from commercial, commercial and/or residential-high, and residential-medium to commercial and/or residential high, and residential medium. The site is 35.73 acres in size and located southeast of the North

Marksheffel Road and Barnes Road intersection.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Community
Development

Attachments: [Staff Report FalconTrucking at BLR](#)

[Project Statement](#)

[Master Plan Amendment](#)

[Fiscal Impact Analysis](#)

[Exhibit A - Legal](#)

[Exhibit B - Zone Change](#)

[PUD Concept Plan Amendment](#)

[Context Map](#)

[PlanCOS Vision Map](#)

[Vicinity Map](#)

[7.5.408 Master Plan](#)

- 4.B.** [ZONE-22-002](#)
[1](#) A Zone Change for the Falcon Trucking at BLR project changing 35.73 acres from PUD/AO (Planned Unit Development: Single-Family Residential, 3.5-7.99 du/ac, maximum building height 35-feet; Multifamily Residential, 12-24.99 du/ac, maximum building height 45-feet; and commercial, 40,000 square feet, maximum building height 45 feet with Airport Overlay) to PUD/AO (Planned Unit Development: Commercial, 40,000 square feet maximum, 45 feet maximum building height; and Residential, maximum density 24.99 du/ac, maximum building height 45-feet with Airport Overlay), located southeast of the North Marksheffel Road and Barnes Road intersection.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Community
Development

Attachments: [Exhibit A - Legal](#)

[Exhibit B - Zone Change](#)

[7.5.603.B Findings - ZC](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

- 4.C.** [PUDC-22-000](#)
[5](#) A PUD Concept Plan Major Amendment for the Falcon Trucking at BLR project graphically representing a proposed commercial and/or residential, and residential development. The site is 35.73 acres in size and located southeast of the North Marksheffel Road

and Barnes Road intersection.
(Quasi-Judicial)

Presenter:
William Gray, Senior Planner, Planning and Community
Development

Attachments: [PUD Concept Plan Amendment](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

5. ITEMS CALLED OFF CONSENT

6. UNFINISHED BUSINESS

Kettle Creek North

- 6.A. [AR PUD
20-00538](#) A referral from City Council of a 61.71 acre PUD Development
Plan for the Kettle Creek North subdivision illustrating 247
single-family detached lots.

(Quasi-Judicial)

Presenter:
Katelynn Wintz, Planning Supervisor, Planning & Community
Development

Attachments: [KW CPC Staff Report - Kettle Creek](#)
[KettleCreekNorth_DP](#)
[JulyCC_Appeal_Minutes](#)
[Kettle Creek North Update -- Traffic Report Update](#)
[Potential Kettle Creek North and North Fork Evacuation Routes](#)
[Appeal Statement](#)
[CPC Staff Report - Kettle Creek](#)
[Approved Development Plan](#)
[Approved Final Plat](#)
[Appeal Statement](#)
[Surrounding Area & Context Map](#)
[Public Comments](#)
[Additional Public Comments](#)
[Briargate Master Plan](#)
[April 2020 City Planning Commission Minutes](#)
[June 9, 2020 City Council Minutes](#)
[Project Statement](#)
[CDOT Decision on Powers Boulevard Access](#)
[North Fork-Kettle Creek Potential Evacuation Routes](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

- 6.B.** [AR FP](#) A referral from City Council of a 21.33 acre final plat application for
[20-00539](#) the Kettle Creek North Filing No. 1 subdivision illustrating 74
 single-family detached lots.

(Quasi-Judicial)

Presenter:
Katelynn Wintz, Planning Supervisor, Planning & Community
Development

Attachments: [Approved Final Plat](#)
[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

7. NEW BUSINESS CALENDAR

Mikado Drive Daycare

- 7.A.** [CUDP-22-001](#) A conditional use development plan for the Mikado Drive Large
[5](#) Home Daycare project with a maximum of twelve (12) children.
 The site is zoned R1-6000/HS (Single-Family Residential with
 Hillside Overlay) and is located at 50 East Mikado Drive.

(Quasi-Judicial)

Presenter:

Peter Lange, Planner II, Planning & Community Development

Attachments: [CPC Staff Report_ 50 Mikado Drive](#)
[Project Statement](#)
[Conditional Use DP](#)
[Vision Map COS](#)
[Context Map](#)
[Community Comments](#)
[Applicant Response to comment letter](#)
[7.5.704 Conditional Use Permit Review Criteria](#)
[7.5.502\(E\) Development Plan Review Criteria](#)

Unified Development Code Zone Implementation

- 7.B. [ZONE-23-000](#) An Ordinance amending the Zoning Map of the City Of Colorado
[6](#) Springs to implement the Unified Development Code as it defines
zone districts

(Legislative)

Presenter:

Morgan Hester, Planning Supervisor
Ben Bolinger, City Attorney

Attachments: [CPC Staff Report](#)
[ZC-UDC Zoning-Ordinance](#)
[Exhibit A to UDC zone ord](#)

8. PRESENTATIONS/UPDATES

9. Adjourn