

City of Colorado Springs

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



Regular Meeting Agenda - Final

Wednesday, January 10, 2024

9:00 AM

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

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, online, or via phone.

Conference Call: Dial 1-720-617-3426, enter Conf ID: 375 704 624# 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/CityPlanningCommission-2023>

Attendees participating by telephone or MS Teams will be muted upon entry to the meeting. Please wait to be called on before speaking.

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 2180](#)

Minutes for the December 13, 2023 Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

Attachments: [CPC Minutes 12.13.23.draft](#)

2.B. Changes to Agenda/Postponements

Arrowswest Apartments

2.B.A. [CUDP-23-0005](#)

A Conditional Use Development Plan to allow a 228-unit multi-family dwelling in the MX-M (Mixed Use Medium Scale) zone district consisting of 9.47 acres located at 4145 Arrowswest Drive. (Quasi-Judicial)

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

2.B.B. [SUBD-23-0057](#)

A Subdivision Final Plat to allow eight (8) platted lots to be combined into one (1) lot subdivision in the MX-M (Mixed Use Medium Scale) zone district consisting of 9.47 acres located at 4145 Arrowswest Drive. (Quasi-Judicial).

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

Banning Lewis Ranch Village B2**2.B.C. [MAPN-23-0001](#)**

A major amendment to the Banning Lewis Ranch Village B2 Master Plan changing the existing land use classifications of R, RL, RM, RH, R, NR, ES to the following land use classifications PRO, RES-M and COM consisting of 511.20 acres located north of Tamlin Road and east of Dublin Boulevard and Banning Lewis Parkway.
(Legislative)

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development

Attachments:

[Staff Rpt BLR Village B2](#)

[Project Statement](#)

[Master Plan Major Amendment](#)

[Public Comment Response](#)

[Public Comments](#)

[District 49 Letter](#)

[CONTEXT MAP](#)

[7.5.408 Master Plan](#)

2.B.D. [ZONE-23-0008](#)

A zone change consisting of 9.2 acres located at the northeast corner of Dublin Boulevard and Banning Lewis Parkway from PDZ/R5/AP-O/SS-O (Planned Development Zone District and Multi-Family Residential with Airport and Streamside Overlays) to MX-M/AP-O/SS-O (Mixed-Use Medium Scale with Airport and Streamside Overlays).
(Quasi-Judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development

Attachments:

[Rezone Commercial](#)

[7.5.603.B Findings - ZC](#)

- 2.B.E.** [COPN-23-0010](#) Establishment of the Banning Lewis Ranch Village B2 Concept Plan for proposed commercial consisting of 9.2 acres located at the northeast corner of Dublin Boulevard and Banning Lewis Parkway. (Quasi-judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development..Body

Attachments: [Concept Plan and PDZ Concept Plan](#)
[7.5.501.E Concept Plans](#)

- 2.B.F.** [PUDZ-23-0002](#) A zone change consisting of 502 acres located at the northeast corner of Dublin Boulevard and Banning Lewis Parkway from PDZ/R-5-cr/R-1 6/MX-M-cr/AP-O/SS-O (Planned Development Zone District, Multi-Family High Residential with Conditions of Record, Single Family-Medium Residential, Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays: single-family and/or two-family residential; density of 3.5-7.99 du/ac; and a maximum building height of 35 feet). (Quasi-Judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development

Attachments: [PDZ Rezone](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 2.B.G.** [PUDC-23-0002](#) Establishment of the Banning Lewis Ranch Village B2 PDZ Concept Plan to allow for single-family and/or two-family residential with medium residential density (3.5-7.99 du/ac and a maximum building height of 35 feet) consisting of 502 acres located north of Tamlin Road and East of Dublin Boulevard and Banning Lewis Parkway extension. (Quasi-judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development

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

2.B.H. [SUBD-23-0052](#)

A Vacation of Public Right-of-Way of Vista Del Oro Boulevard and portions of public right-of-way of Dublin Boulevard and Banning Lewis Parkway consisting of 35.856 acres located north of Tamlin Road and east of Dublin Boulevard and Banning Lewis Parkway. (Legislative)

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development

Attachments:

[Vacation Plat](#)

[7.7.402.C Vacation Procedures](#)

3. Communications

Peter Wysocki - Planning + Neighborhood Services Director

4. Consent Calendar**903 Swope Avenue****4.A. [ZONE-23-0025](#)**

A Zone Change consisting of 7,500 square feet located at 903 Swope Avenue from R-1 6 (Single-Family - Medium) to R-2 (Two-Family).
(Legislative)

Presenter:

Austin Cooper, Planner II, Planning & Community Development

Attachments:

[Staff Report](#)

[Conceptual Site Plan](#)

[Exhibit A and B](#)

[Public Comments](#)

[Public Comment Response Letter](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Interquest Marketplace Honda

- 4.B. [CUDP-23-0012](#) A Conditional Use to allow for retail sales and service of motorized vehicles in the PDZ zone district consisting of 5.452 acres located at 1070 Interquest Parkway.
(Quasi-Judicial)

Presenter:

Kyle Fenner, Senior Planner, Planning + Neighborhood Services

Attachments:

[Staff Report CUDP-23-0012_Honda Motorsports at Interquest](#)

[CUDP-23-0012 Project Statement](#)

[CUDP-23-0012_Marketplace @ Interquest DP_11x17](#)

[7.5.601 CONDITIONAL USE](#)

Trace Church

- 4.C. [CUDP-23-0019](#) A conditional use to allow a religious institution use in the Light Industrial (LI) zone district consisting of 5.93 acres located at 4330 Mark Dabling Boulevard.

Presenter:

Allison Stocker AICP, Planner II, Planning + Neighborhood Services

Attachments:

[CUDP-23-0019_StaffReport](#)

[CUDP-23-0019 Project Statement ADS](#)

[CUDP-23-0019_Land Use Statement ADS](#)

[CUDP-23-0019_Presentation ADS](#)

[CUDP-23-0019_Vicinity Map ADS](#)

[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

Royal Pine Apartments

- 7.A.** [COPN-23-0015](#) A Major Amendment to the Market at Pine Creek Concept Plan changing 7.87 acres from Commercial to Commercial/Residential located at 4150 Royal Pine Drive. (Quasi-Judicial)

Presenter:

Logan Hubble, Planner II, Planning + Neighborhood Services
Katelynn Wintz, Planning Supervisor, Planning + Neighborhood Services

Attachments:

[Staff Report Royal Pine LKH](#)
[Concept Plan](#)
[Concept Plan Project Statement](#)
[Traffic Impact Analysis](#)
[Concept Plan Public Comments](#)
[Royal Pine comments combined 1.8.24](#)
[7.5.501.E Concept Plans](#)

- 7.B.** [DEPN-23-0141](#) The Royal Pine Apartments Development Plan establishing Multi-Family Residential consisting of 7.87 acres located at 4150 Royal Pine Drive. (Quasi-judicial)

Presenter:

Logan Hubble, Planner II, Planning + Neighborhood Services
Katelynn Wintz, Planning Supervisor, Planning + Neighborhood Services

Attachments:

[Development Plan Project Statement](#)
[Development Plan Public Comments](#)
[7.5.515 DEVELOPMENT PLAN](#)
[Development Plan](#)

Lakeside Heights at Wolf Ranch PUD Development Plan Appeal

- 7.C. [APPL-23-0009](#) An appeal of an administrative decision to approve the Lakeside Heights at Wolf Ranch PUD Development Plan consisting of 65.875 acres generally located southeast of the intersection of Briargate Parkway and Wolf Valley Drive. (Quasi-Judicial)

Presenter:

Kyle Fenner, Senior Planner, Planning + Neighborhood Services

Attachments:

[Staff Report Lakeside Heights at Wolf Ranch Appeal](#)

[Appellant Appeal Form](#)

[Appellant Justification Wolf Ranch Appeal](#)

[Appellant Proof of Affected Party](#)

[Project Statement Lakeside Heights at Wolf Ranch](#)

[Master Plan WolfRanch 11X17](#)

[11X17 PUD Development Plan Lakeside Heights at Wolf Ranch](#)

[Public Comments Lakeside Heights at Wolf Ranch](#)

[7.5.415 APPEALS](#)

[7.5.502.E Development Plan Review](#)

[7.3.606 PUD Development Plan](#)

8. Updates/Presentations

8. Informal Updates/Presentations

9. Adjourn