



City of Colorado Springs

30 S. Nevada Ave., Suite
102

Work Session Meeting Agenda - Final Planning Commission Informal

Wednesday, July 3, 2024

9:00 AM

30 South Nevada Ave, Suite 701

How to Watch the Meeting

Informal CPC: All meetings are open to the public. Those who wish to participate may do so in person or via phone.

Phone: 1-720-617-3426, enter Conf ID: 706 956 685# and wait to be admitted.

No public comments are taken during the informal meetings.

REVIEW OF FORMAL AGENDA

1. Call to Order and Roll Call

2. Changes to Agenda/Postponements

- 2.A. ANEX-23-0016** Brass-Oliver Addition No. 2 Annexation consisting of 1.82 acres located at 7830 Black Forest Road.
(Legislative)

Presenter:

Tamara Baxter, Planning Supervisor, Planning + Neighborhood Services

Kevin Walker, Interim Planning Director, Planning + Neighborhood Services

- 2.B. ZONE-24-0001** The establishment of an MX-N/AP-O (Mixed-Use Neighborhood Scale with Airport Overlay) zone district in association with the Brass-Oliver Addition No. 2 Annexation consisting of 1.82 acres located at 7830 Black Forest Road.
(Legislative)

Presenter:

Tamara Baxter, Planning Supervisor, Planning + Neighborhood Services

Kevin Walker, Interim Planning Director, Planning + Neighborhood Services

3. Communications

Kevin Walker - Interim Director, Planning + Neighborhood Services

4. Approval of the Minutes

- 4.A. [CPC 2353](#) Minutes for the June 12, 2024, Planning Commission Meeting

Presenter:
Andrea Slattery, City Planning Commission Chair

Attachments: [CPC 6.12.24 Minutes Draft](#)

5. Consent Calendar

Auto Zone

- 5.A. [CUDP-23-0026](#) A Conditional Use to allow for a warehouse in the MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) zone district consisting of 2.94 acres located at 339 N. Academy Blvd. (Quasi-Judicial)

Presenter:
Drew Foxx, Planner II, Planning and Neighborhood Services
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

Attachments: [Staff Report Auto Zone](#)
[Attachment #1 - Land Use Statement](#)
[Attachment #2 - Project Statement](#)
[7.5.601 CONDITIONAL USE](#)

Luxe Cosmetic Studios

- 5.B. [CUDP-24-0007](#) A Conditional Use to allow a personal or business services, small use in the MX-N/AF-O (Mixed-Use Neighborhood Scale with United States Air Force Academy Overlay) zone district consisting of 0.06 acres located at 3230 E. Woodmen Road. (Quasi-Judicial)

Presenter:
Logan Hubble, Planner II, Planning and Neighborhood Services
Kevin Walker, Interim Planning Director, Planning + Neighborhood Services

Attachments: [Luxe Cosmetic Studios CU Staff Report](#)
[Attachment 1 Project Statement](#)
[Attachment 2 Land Use Statement](#)
[7.5.601 CONDITIONAL USE](#)

6. Items Called Off Consent Calendar**7. Unfinished Business****8. New Business****Neagle-Dutcher Family Addition**

- 8.A. [ANEX-24-0008](#) Neagle-Dutcher Family Addition Annexation consisting of 1.01
Est. Time: 10 acres located at 4105 Date Street.
minutes (Legislative)

Presenter:

Tamara Baxter, Planning Supervisor, Planning and
Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and
Neighborhood Services

Attachments:

[Staff Report - Neagle-Dutcher Family Addition #1](#)

[Attachment 1 - Petition](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Land Use Statement](#)

[Attachment 4 - Public Comments](#)

[Attachment 5 - Public Comment Response](#)

[Attachment 6 - Annexation Plat](#)

[Attachment 7 - Legal Description](#)

[Attachment 8 - Draft Annexation Agreement 6.4.24](#)

[Attachment 9a - Zone Change Exhibit A](#)

[Attachment 9b - Zone Change Exhibit B](#)

[Attachment 10 - Mineral Estate Owner Notification Affidavit](#)

[7.5.701 ANNEXATION OF LAND](#)

- 8.B. [ZONE-24-0005](#) The establishment of a R-5 (Multi-Family High) zone district, in
association with the Neagle-Dutcher Family Addition
Annexation, consisting of 0.23 acres located at 4105 Date
Street.
(Legislative)

Presenter:

Tamara Baxter, Planning Supervisor, Planning and
Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and
Neighborhood Services

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

9. Presentations

9.A. [CPC 2362](#) State Legislation Update

Presenters: Morgan Hester, Planning Manager; Trevor Gloss, City Attorney

Attachments: [CPC Informal 7-3-24 - State Legislation Memo](#)

9.B. [CPC 2363](#) Colorado Springs Housing Affordability Report

Presenter: Katie Sunderlin, Acting Chief of Housing and Community Vitality

10. Adjourn