



City of Colorado Springs

30 S. Nevada Ave., Suite
102

Regular Meeting Agenda - Final Planning Commission Informal

Thursday, September 5, 2024

9:00 AM

30 South Nevada Ave, Suite 102

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.

Attendees participating by phone will be muted upon entry to the meeting.

No public comments are taken during the informal meetings.

Review Formal Agenda Items

1. Call to Order and Roll Call

2. Changes to Agenda/Postponements

3. Communications

Andrea Slattery - Planning Commission Chair

Kevin Walker - Interim Planning Director

4. Approval of the Minutes

4.A. [CPC 2356](#) Minutes for the August 14, 2024, Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

Attachments: [CPC_Minutes_8.14.24 DRAFT](#)

5. Consent Calendar

1722 Woodburn St.

5.A. [NVAR-24-0006](#) A Non-Use Variance to City Code Section 7.3.304.E.2.(c) to allow a one foot (1') rear yard setback where five feet (5') is usually required located at 1722 Woodburn Street.

Presenter:

Johnny Malpica, Planner II, Planning and Neighborhood Services

- Attachments:** [1722 Woodburn St Garage-ADU Nonuse Variances - Staff Report](#)
[Attachment 1 - Site Plan](#)
[Attachment 2 - NVAR-24-0006 Project Statement](#)
[Attachment 3 - NVAR-24-0010 Project Statement](#)
[Attachment 4 - 7.3 written interpretation - 2-8-24](#)
[7.3.304 ACCESSORY USES](#)
[7.5.526 NON-USE VARIANCE](#)

- 5.B. [NVAR-24-0010](#)** A Non-Use Variance to City Code Section 7.3.304.E.2.(c) to allow a six foot and four-inch (6'-4") side setback where ten feet (10') is usually required when a dwelling unit is located above the garage and the overhead door faces the alley located at 1722 Woodburn Street.

Presenter:

Johnny Malpica, Planner II, Planning and Neighborhood Services

- Attachments:** [7.5.526 NON-USE VARIANCE](#)

Valvoline Instant Oil Change

- 5.C. [CUDP-24-0013](#)** A Conditional Use to allow an Automobile and Light Vehicle Repair use in the MX-M (Mixed-Use Medium Scale) zone district consisting of 0.62 acres located northeast of the intersection of Centennial Boulevard and Grand Market Point.

Presenter:

Allison Stocker, Planner II, Planning and Neighborhood Services

- Attachments:** [CUDP-24-0013 Staff Report Draft 20240724](#)
[Attachment 1 Project Statement](#)
[Attachment 2 Land Use Statement](#)
[Attachment 3 Approved Land Use Plan](#)
[Attachment 4 Vicinity Map](#)
[Attachment 5 PlanCOS Vision Map](#)
[CUDP-24-0013 Presentation](#)
[7.5.601 CONDITIONAL USE](#)

2338 N. El Paso St.

- 5.D** [DVSA-24-0003](#) A Development Standards Adjustment to City Code Section 7.4.201.A to allow a twenty-two foot and six inches (22'-6") front setback where twenty-eight feet and six inches (28'-6") is required in the R-1 6 (Single-Family - Medium) zone district for a new front porch on the existing single-family residence located at 2338 North El Paso Street. (Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Neighborhood Services

Attachments:

[Staff Report Caldwell-Loucks Front Porch](#)

[Attachment 1-Context Map](#)

[Attachment 2-Project Statement](#)

[Attachment 3-Site Plan](#)

[Attachment 4-Pre-Application Summary](#)

[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

Humble Paws

- 7.A.** [CUDP-24-0003](#) A Conditional Use to allow an Animal Care Facility use in the LI (Light Industrial) zone district consisting of 20,800 square feet located at 1516 Dusty Drive. (Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Neighborhood Services

Attachments:

[Staff Report Humble Paws](#)

[Attachment 1-Zoning Map](#)

[Attachment 2- Context Map](#)

[Attachment 3-Project Statement](#)

[Attachment 4-Vicinity Map](#)

[7.5.601 CONDITIONAL USE](#)

- 7.B.** [NVAR-24-0008](#) A Non-Use Variance to City Code Section 7.3.303.A.1.a to allow an Animal Care Facility to be zero feet (existing conditions) to any property line where 55 feet is required located at 1516 Dusty Drive. (Quasi-Judicial)

Presenter:
William Gray, Senior Planner, Planning and Neighborhood
Services

Attachments: [7.5.526 NON-USE VARIANCE](#)
[7.3.303 COMMERCIAL AND INDUSTRIAL USES](#)

8. New Business

Bristow-Lowell

8.A. [URAP-24-0001](#) Bristow-Lowell Urban Renewal Plan

Presenter:
Ryan Tefertiller, Urban Planning Manager, Planning and
Neighborhood Services
Jariah Walker, Executive Director, Colorado Springs Urban
Renewal Authority

Attachments: [Bristow-Lowell URA CPC Report 091124](#)
[6.1 223121-CSURA-Conditions Survey-Bristow-Lowell Final 6-17-2024](#)
[6.2 223121-Bristow-Lowell URA Plan Final_Legal_6-17-2024](#)
[6.3 223121-EI Paso County Impact Report-Bristow-Lowell-Final
6-17-2024](#)

PTAA Addition No. 1

8.B. [ANEX-23-0027](#) PTAA Addition No. 1 Annexation consisting of 14.12 acres
located southeast of the Stetson Hills Boulevard and North
Marksheffel Road intersection.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning and
Neighborhood Services

- Attachments:**
- [Staff Report PTAA RGS](#)
 - [Attachment 1 - PTAA - Petition](#)
 - [Attachment 2 - Project Statement](#)
 - [Attachment 3 - PTAA annexation- Legal Description](#)
 - [Attachment 4 - PTAA - Annexation Plat 11x17](#)
 - [Attachment 5 - Fiscal Impact Study](#)
 - [Attachment 6 - PTAA - SOA](#)
 - [Attachment 7 - Deed SSS Education](#)
 - [Attachment 8 - Zone Change - Project Statement](#)
 - [Attachment 9 - Exhibit A - Zone Legal Description](#)
 - [Attachment 10 - Exhibit B - Zone Map Depiction](#)
 - [Attachment 11 - Land Use Plan - Project Statement](#)
 - [Attachment 12 - Land Use Plan](#)
 - [Vicinity Map](#)
 - [PTAA Formal Presentation RGS](#)
 - [7.5.701 ANNEXATION OF LAND](#)

8.C. [ZONE-24-0006](#) The establishment of MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) zone district in association with the PTAA Addition No. 1 Annexation consisting of 14.12 acres located southeast of the Stetson Hills Boulevard and North Marksheffel Road intersection.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

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

8.D. [LUPL-24-0005](#) Establishment of the PTAA Charter School Land Use Plan for a proposed School, Elementary or Secondary, consisting of 14.12 acres located southeast of the Stetson Hills Boulevard and North Marksheffel Road intersection.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

- Attachments:** [7.5.514 LAND USE PLAN](#)

Astrozon Cultivation

8.E. [UVAR-24-0002](#) A Use Variance to allow the establishment of a Medical

Marijuana Cultivation Facility consisting of 2.4 acres located at 3758 Astrozon Blvd. (Quasi-Judicial)

Presenter:

Allison Stocker, Planner II, Planning and Neighborhood Services

Attachments:

[UVAR-24-0002 Staff Report Draft ADS 20240726](#)

[Attachment 1 Project Statement](#)

[Attachment 2 Land Use Statement](#)

[Attachment 3 Ordinance 83-88 Establishing Planned Provisional Zone](#)

[Attachment 4 Vicinity Map](#)

[Attachment 5 Public Comments](#)

[UVAR-24-0002 Presentation](#)

[7.5.527 USE VARIANCE](#)

9. Presentations

10. Adjourn