



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Regular Meeting Agenda - Final Planning Commission

Wednesday, May 8, 2024

9:00 AM

Regional Development Center (Hearing
Room)
2880 International Circle

How to Watch the Meeting

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

Online: coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council Facebook Page | TV:
Comcast Channel 18 and 880 (HD); - Stratus IQ Channel 99 (Streaming)

By phone: Dial 1-720-617-3426, enter Conf ID: 375 704 624# and wait to be admitted.

If 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.

Attendees participating by phone will be muted upon entry to the meeting. Please wait to be called on before speaking.

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. Phone attendees must press *6 to un-mute.

1. Call to Order and Roll Call

2. Changes to Agenda/Postponements

3. Communications

Peter Wysocki - Planning + Neighborhood Services Director

4. Approval of the Minutes

4.A. [CPC 2309](#)

Minutes for the April 16, 2024, Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

Attachments:

[CPC Minutes 4.16.24 Draft](#)

5. Consent Calendar

Air Lane and Space Village Additions

- 5.A.** [ANEX-23-0023](#) Air Lane Addition No. 1 Annexation located along existing Air Lane north of Space Village Avenue consisting of 0.053 acres. (Legislative)
- Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department
- Attachments:** [Staff Report_ROW Annexation_RGS](#)
[Aerial](#)
[Attachment 1 - Air Lane Addition No 1 - Annexation Petition](#)
[Attachment 2 - Air Lane Addition No 1 - Annexation Plat](#)
[Attachment 3 - Air Lane Addition No 1 - Legal Description](#)
[Attachment 4 - Air Lane Addition No 1 - Vicinity Map](#)
[7.5.701 ANNEXATION OF LAND](#)
- 5.B.** [ANEX-23-0025](#) Air Lane Addition No. 2 Annexation located along existing Air Lane north of Space Village Avenue consisting of 3.062 acres. (Legislative)
- Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department
- Attachments:** [Attachment 1 - Air Lane Addition No 2 - Annexation Petition](#)
[Attachment 2 - Air Lane Addition No 2 - Annexation Plat](#)
[Attachment 3 - Air Lane Addition No 2 - Legal Description](#)
[Attachment 4 - Air Lane Addition No 2 - Vicinity Map](#)
[7.5.701 ANNEXATION OF LAND](#)
- 5.C.** [ANEX-23-0026](#) Air Lane Addition No. 3 Annexation located along existing Air Lane north of Space Village Avenue consisting of 1.508 acres. (Legislative)
- Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department
- Attachments:** [Attachment 1 - Air Lane Addition No 3 - Annexation Petition](#)
[Attachment 2 - Air Lane Addition No 3 - Annexation Plat](#)
[Attachment 3 - Air Lane Addition No 3 - Legal Description](#)
[Attachment 4 - Air Lane Addition No 3 - Vicinity Map](#)
[7.5.701 ANNEXATION OF LAND](#)
- 5.D.** [ANEX-23-0022](#) Space Village Addition No. 2 Annexation located along existing Space Village Avenue west of Marksheffel Road

consisting of 2.976 acres.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department

Attachments: [Staff Report ROW Annexation RGS](#)

[Aerial](#)

[Attachment 1 - Space Village Addition No 2 - Annexation Petition](#)

[Attachment 2 - Space Village Addition No 2 - Annexation Plat](#)

[Attachment 3 - Space Village Addition No 2 - Legal Description](#)

[Attachment 4 - Space Village Addition No 2 - Vicinity Map](#)

[7.5.701 ANNEXATION OF LAND](#)

5.E. [ANEX-23-0024](#)

Space Village Addition No. 3 Annexation located along existing Space Village Avenue west of Marksheffel Road consisting of 2.329 acres. (Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department

Attachments: [Attachment 1 - Space Village Addition No 3 - Annexation Petition](#)

[Attachment 2 - Space Village Addition No 3 - Annexation Plat](#)

[Attachment 3 - Space Village Addition No 3 - Legal Description](#)

[Attachment 4 - Space Village Addition No 3 - Vicinity Map](#)

[7.5.701 ANNEXATION OF LAND](#)

Reagan Ranch

5.F. [ZONE-24-0002](#)

A Zone Map Amendment (Rezoning) from BP / APZ-2 / AP-O (Business Park / Accident Protection Zone 2 with Airport Overlay) to MX-M / APZ-2 / AP-O (Mixed-Use Medium Scale / Accident Protection Zone 2 with Airport Overlay) consisting of 7.04 acres located southwest of Highway 94 and North Marksheffel Road intersection. (Legislative)

Presenter:

Chris Sullivan, Senior Planner, Planning + Neighborhood Services

Attachments: [Staff Report Reagan Ranch Industrial CS](#)

[Attachment 1 Project Statement - Zone Change CS](#)

[Attachment 2 MX-M Rezone Exhibit A & B CS](#)

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

- 5.G.** [LUPL-24-0002](#) Establishment of the Reagan Ranch Industrial Land Use Plan for proposed Commercial and Industrial uses consisting of 7.04 acres located southwest of Highway 94 and Marksheffel Road intersection.
(Quasi-Judicial)

Presenter:
Chris Sullivan, Senior Planner, Planning + Neighborhood Services

Attachments: [7.5.514 LAND USE PLAN](#)

Dublin Park Addition No. 1

- 5.H.** [ANEX-23-0019](#) Dublin Park Addition No. 1 Annexation consisting of 2.058 acres located west of Integrity Court.
(Legislative)

Presenter:
Chris Sullivan, Senior Planner, Planning + Neighborhood Services

Attachments: [Staff Report_Dublin Park Addition No.1_CS](#)
[Attachment 1 Petition for Annexation_CS](#)
[Attachment 2 Annexation Plat_CS](#)
[Attachment 3 Legal Description_CS](#)
[Attachment 4 Vicinity Map_CS](#)
[Attachment 5 FIA Below Threshold - Correspondence_CS](#)
[7.5.701 ANNEXATION OF LAND](#)

- 5.I.** [ZONE-23-0019](#) The establishment of PK/AF-O/SS-O (Public Parks with United States Air Force Academy Overlay and with Streamside Overlay) zone district in association with the Dublin Park Addition No. 1 Annexation consisting of 2.058 acres located west of Integrity Court.
(Legislative)

Presenter:
Chris Sullivan, Senior Planner, Planning + Neighborhood Services

Attachments: [Staff Report Dublin Park Addition No.1 CS](#)
[Attachment 1 Project Statement and Land Use Statement CS](#)
[Attachment 2 Zone Change Map CS](#)
[Attachment 3 Legal Description CS](#)
[Attachment 4 Mineral Rights CS](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Dream Center Campus

- 5.J. [ZONE-24-0003](#) A zone change consisting of 4.84 acres southeast of Union Boulevard and Airport Road from MX-M/R-5/HR-O (Mixed-Use Medium Scale, Multi-family High with Highrise Overlay) to PDZ (Planned Development Zone: Residential, Commercial, Civic, and Institutional; maximum density of 58.04 dwelling units per acre; and maximum building height of 62 feet) zone district. (Quasi-Judicial)

Presenter:
Chris Sullivan, Senior Planner, Planning + Neighborhood Services

Attachments: [Staff Report Dream Centers Commons CS](#)
[Attachment 1 - Project Summary CS](#)
[Attachment 2 - Rezoning Exhibit CS](#)
[Attachment 3 - Land Use Plan CS](#)
[Attachment 4 - Traffic Impact Study Mar2024 CS](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[7.2.7 PLANNED DEVELOPMENT ZONE DISTRICT](#)

- 5.K. [LUPL-24-0004](#) Establishment of the Dream Center Commons Land Use Plan for mixed-use consisting of 4.84 acres located southeast of Union Blvd and Airport Rd. (Quasi-Judicial)

Presenter:
Chris Sullivan, Senior Planner, Planning + Neighborhood Services

Attachments: [Attachment 3 - Land Use Plan CS](#)
[7.5.514 LAND USE PLAN](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Central Bluffs CSU

- 8.A.** [ZONE-23-0028](#) A zone change consisting of 8.09 acres located at the northwest corner of Austin Bluffs Parkway and Goldenrod Drive from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay), R-4/MX-N (Multi-Family Low and Mixed-Use Medium Scale), and R-1 6 (Single-Family-Medium) to PF/SS-O (Public Facilities with Streamside Overlay). (Quasi-Judicial)

Presenter:

Tamara Baxter, Planning Supervisor, Planning + Neighborhood Services

Attachments:

[Staff Report Central Bluffs 5.8.24](#)

[Attachment 1 Project Statement Zone Change](#)

[Attachment 2 Zone Change Exhibit](#)

[Attachment 3 Public Comment](#)

[Attachment 4 Public Comment Response](#)

[Attachment 5 Project Statement Land Use Statement](#)

[Attachment 6 Central Bluffs Substation FAQs](#)

[Additional Public Comments Central Bluffs 5.6.24](#)

[7.5.514 LAND USE PLAN](#)

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

Step Springs

- 8.B.** [NVAR-24-0002](#) A Non-Use Variance to City Code Section 7.3.301.E to allow a Group Living Residence use to be located 100 feet from another Group Living Residence use where 1,000 feet is required located at 4525 Northpark Drive. (Quasi-Judicial)

Presenter:

Logan Hubble, Planner II, Planning + Neighborhood Services

Attachments: [Staff Report Step Springs LH](#)
[Attachment 1 Project Statement](#)
[Attachment 2 Site Plan](#)
[Attachment 3 Neighbor Comment](#)
[Attachment 4 Applicant Response to Neighbor Comments](#)
[Step Springs Letter of Support - Carrie Geitner - 5.6.24](#)
[7.5.526 NON-USE VARIANCE](#)

Garden of the Gods Trading Post

- 8.C. [ZONE-23-0033](#) A Zone Change consisting of 1.159 acres located at 324 Beckers Lane from PK/ HS (Public Park with Hillside Overlay) to MX-I/ HS (Mixed-Use Institutional with Hillside Overlay). (Quasi-Judicial)

Presenter:

Allison Stocker, Planner II, Planning + Neighborhood Services

Attachments: [Staff Report Garden of the Gods Trading Post ADS](#)
[Attachment 1 - Exhibit A - Revised Legal Descriptions](#)
[Attachment 2 - Exhibit B - Rezone Map](#)
[Attachment 3 - Zone Change Project Statement](#)
[Attachment 4 - Land Use Statement](#)
[Attachment 5 - Parks Letter of Support](#)
[Attachment 6 - Public Comments](#)
[Attachment 7 - Public Comments 2](#)
[Attachment 8 - Land Swap Agreement](#)
[Additional Public Comment 3](#)
[Additional Public Comment 4](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Printers Hill

- 8.D. [ZONE-23-0032](#) A zone change of 26.209 acres located at 101 South Union Boulevard from R-5/ P (Multi-Family High and Planned Provisional Overlay) and R-5 (Multi-Family High) to MX-L (Mixed-Use Large Scale). (Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

- Attachments:**
- [Staff Report - UPH](#)
 - [Attachment 1 - Exhibit A - Legal Description](#)
 - [Attachment 2 - Exhibit B - Zoning Map](#)
 - [Attachment 3 - Zone Change Project Statement](#)
 - [Attachment 4 - Land Use Plan](#)
 - [Attachment 5 - Land Use Plan - Project Statement](#)
 - [Attachment 6 - DVSA - Site Plan](#)
 - [Attachment 7 - DVSA - Project Statement](#)
 - [Attachment 8 - Accepted Traffic Impact Study](#)
 - [Attachment 9 - Geological Hazards Waiver Letter](#)
 - [Attachment 10 - Neighbor Comment](#)
 - [Attachment 11 - Zoning Aerial with Legend](#)
 - [Attachment 12 - Mineral Estate Owner Notification Certification Affidavit](#)
- [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

8.E. [LUPL-23-0010](#) Establishment of the Union Printers Home Land Use Plan for proposed Residential, Commercial, Retail, Office, Park & Recreation, Streets/Utility Rights-of-Way, Public/Institutional and Activity Center uses consisting of 26.209 acres located at 101 South Union Boulevard.
(Quasi-Judicial)

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

- Attachments:**
- [Attachment 4 - Land Use Plan](#)
 - [Attachment 5 - Land Use Plan - Project Statement](#)
- [7.5.514 LAND USE PLAN](#)

8.F. [DVSA-23-0004](#) A Development Standards Adjustment to City Code Sections 7.2.305 and 7.4.201, to allow for a maximum building height of 160 feet where 65 feet is required, and to provide amenities of public open spaces, corridors, parks, public art, community garden, mini-park plazas and greater architectural design located at 101 South Union Boulevard.
(Quasi-Judicial)

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

Attachments: [Attachment 6 - DVSA - Site Plan](#)
[Attachment 7 - DVSA - Project Statement](#)
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

Colorado Centre No. 3

- 8.G. [ANEX-22-0014](#)** Colorado Centre Addition No. 3 Annexation consisting of 32.94 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.
 (Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Staff Report Colorado Centre Addition No 3 RGS](#)
[Attachment 1 - Petition - Colorado Center Addition No. 3](#)
[Attachment 2 - Project Statement](#)
[Attachment 3 - Annexation Plat - Colorado Centre Addition No 3](#)
[Attachment 4 - Exhibit A - Legal Description - Annexation - Colorado Centre Addition No 3](#)
[Attachment 5 - Annexation Agreement Draft](#)
[Attachment 6 - Fiscal Impact Study](#)
[Attachment 7 - Exhibit A - Legal Description for LI - Colorado Centre Addition No 3 - ZONE-23-0020](#)
[Attachment 8 - Exhibit B - Map Depiction for LI - Colorado Centre Addition No 3 - ZONE-23-0020](#)
[Attachment 9 - Exhibit A - Legal Description for GI - Colorado Centre Addition No 3 - ZONE-23-0021](#)
[Attachment 10 - Exhibit B - Map Depiction - GI - Colorado Centre Addition No 3 - ZONE-23-0021](#)
[Attachment 11 - Exhibit A - Legal Description for MX-M - Colorado Centre Addition No. 3 - ZONE-23-0022](#)
[Attachment 12 - Exhibit B - Map Depiction for MX-M - Colorado Centre Addition No. 3 - ZONE-23-0022](#)
[Attachment 13 - Colorado Centre Addition No. 3 Land Use Plan](#)
[7.5.701 ANNEXATION OF LAND](#)

- 8.H. [ZONE-23-0020](#)** The establishment of LI/AP-O (Light Industrial with Airport Overlay) zone district in association with the Colorado Centre Addition No. 3 Annexation consisting of 16.36 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.
 (Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Attachment 7 - Exhibit A - Legal Description for LI - Colorado Centre Addition No 3 - ZONE-23-0020](#)
[Attachment 8 - Exhibit B - Map Depiction for LI - Colorado Centre Addition No 3 - ZONE-23-0020](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

- 8.I. [ZONE-23-0021](#)** The establishment of GI/AP-O (General Industrial with Airport Overlay) zone district in association with the Colorado Centre Addition No. 3 Annexation consisting of 10.54 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Attachment 9 - Exhibit A - Legal Description for GI - Colorado Centre Addition No 3 - ZONE-23-0021](#)
[Attachment 10 - Exhibit B - Map Depiction - GI - Colorado Centre Addition No 3 - ZONE-23-0021](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

- 8.J. [ZONE-23-0022](#)** The establishment of MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) zone district in association with the Colorado Centre Addition No. 3 Annexation consisting of 4.83 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Attachment 11 - Exhibit A - Legal Description for MX-M - Colorado Centre Addition No. 3 - ZONE-23-0022](#)
[Attachment 12 - Exhibit B - Map Depiction for MX-M - Colorado Centre Addition No. 3 - ZONE-23-0022](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

- 8.K. [MAPN-23-0008](#)** Establishment of the Colorado Centre Addition No. 3 Land Use Plan for proposed Commercial, Industrial, and Streets/Utility Rights-of-Way consisting of 31.73 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Attachment 13 - Colorado Centre Addition No. 3 Land Use Plan](#)
[7.5.514 LAND USE PLAN](#)

Extol Park Vista Addition No. 2

- 8.L.** [ANEX-23-0001](#) Extol Park Vista Addition No. 2 Annexation consisting of 0.659 acres located at 4401 Siferd Boulevard.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Staff Report_Extol Park Vista Addition No 2_RGS](#)
[Attachment 1 - Extol Petition](#)
[Attachment 2 - Project Statement - Extol Park Vista Addition No 2](#)
[Attachment 3 - Annexation Plat - Extol Park Vista Addition No 2](#)
[Attachment 4 - Legal Dscription - Extol Park Vista Addition No 2](#)
[Attachment 5 - Annexation Agreement](#)
[Attachment 6 - FIA Memo](#)
[Attachment 7 - Exhibit A R5 Zone Chagne - Extol Park Vista Addition No 2](#)
[Attachment 8 - Exhibit B Map Depcition - Extol Park Vista Addition No 2](#)
[Attachment 9 - Preliminary Plat - Extol Park Vista Sub No 2](#)
[Attachment 10 - Final Plat - Extol Park Vista Sub No 2](#)
[Attachment 11 - Mineral Rights Certification](#)
[7.6.203-Annexation Conditions](#)

- 8.M.** [ZONE-23-0001](#) The establishment of R-5/ AP-O (Multi-Family High with Airport Overlay) zone district in association with the Extol Park Vista Addition No. 2 Annexation consisting of 0.659 acres located at 4401 Siferd Boulevard.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Attachment 7 - Exhibit A R5 Zone Chagne - Extol Park Vista Addition No 2](#)
[Attachment 8 - Exhibit B Map Depcition - Extol Park Vista Addition No 2](#)
[7.5.603.B Findings - ZC](#)

- 8.N.** [SUBD-23-0011](#) Extol Park Vista Subdivision No. 2 Preliminary/Final Plat for 0.673 acres located 4401 Siferd Boulevard.
(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments:

[Attachment 9 - Preliminary Plat - Extol Park Vista Sub No 2](#)

[Attachment 10 - Final Plat - Extol Park Vista Sub No 2](#)

[7.7.204 Preliminary Plat Requirements](#)

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

9. Presentations

10. Adjourn