



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Regular Meeting Agenda - Final Planning Commission

Wednesday, July 10, 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

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 Planning + Neighborhood Services Director

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 Notificaton Affidavit](#)
[Staff Response to Public Comment](#)
[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

10. Adjourn