



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Regular Meeting Agenda - Final Planning Commission

Wednesday, February 12, 2025

9:00 AM

2880 International Cir., 2nd Floor,
Hearing Room

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: 487 531 137# 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

Andrea Slattery - Planning Commission Chair

Kevin Walker - Planning Director

4. Approval of the Minutes

4.A. [CPC 2562](#) Minutes for the January 8, 2025 Planning Commission Meeting

Presenter:
Andrea Slattery, City Planning Commission Chair

Attachments: [CPC_Minutes_1.8.25_Draft](#)

5. Consent Calendar

Cottages at Spring Creek

5.A. [PDZZ-24-0004](#) A zone change consisting of 16.75 acres located at the intersection of South Union Boulevard and South Circle Drive

from PDZ (Planned Development Zone; single-family residential; maximum density of 5.37 dwelling units per acre; maximum building height of thirty (30) feet) District to PDZ (Planned Development Zone; residential; maximum density of twelve (12) units per acre; maximum building height of thirty (30) feet) District.
(Quasi-Judicial)

Presenter:
Allison Stocker, Planner II, City Planning Department

- Attachments:** [Cottages Spring Creek CPC Staff Report 20250212](#)
[Exhibit 1A LegalDescriptor](#)
[Exhibit 1B Zone Change Exhibit](#)
[Exhibit 2 Land Use Plan](#)
[Exhibit 3 Public Comments](#)
[Exhibit 4 Traffic Impact Study](#)
[Exhibit 5 Ordinance 06-09](#)
[Exhibit 6 Project Statement](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

- 5.B. [LUPL-24-0014](#)** Establishment of the Cottages at Spring Creek Land Use Plan for proposed residential development consisting of 16.75 acres located at the intersection of South Union Boulevard and South Circle Drive.
(Quasi-judicial)

Presenter:
Allison Stocker, Planner II, City Planning Department

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

Centerpoint Apartments

- 5.C. [CUDP-24-0022](#)** A Conditional Use to allow a Multi-Family Dwelling land use in the MX-N (Mixed-Use Neighborhood Scale) zone district located at 1015 East Pikes Peak Avenue. (Quasi-Judicial)

Presenter:
William Gray, Senior Planner, City Planning

- Attachments:**
- [Staff Report Centerpoint Apts](#)
 - [Attachment 1-Vicinity Map](#)
 - [Attachment 2-Subdivision](#)
 - [Attachment 3-Ordinance No 83-37](#)
 - [Attachment 4-Zoning Map](#)
 - [Attachment 5-Context Map](#)
 - [Attachment 6-Public Comment](#)
 - [Attachment 7-Conditional Use Project Statement](#)
 - [Attachment 8-Conditional Use Land Use Statement](#)
 - [Attachment 9-DVSA Project Statement](#)
 - [Attachment 10-Site Plan](#)
 - [Attachment 11-Building Massing Illustration](#)
 - [Mineral Estates Affidavit](#)
 - [7.5.601 CONDITIONAL USE](#)

- 5.D. [DVSA-24-0010](#)** A Development Standards Adjustment to City Code Section 7.3.301.A to allow a 23-unit, Multi-Family Dwelling when the use is limited to no more than ten (10) units in a single structure, and the compensating benefit being affordable housing, located at 1015 East Pikes Peak Avenue. (Quasi-Judicial)

Presenter:
William Gray, Senior Planner, City Planning

- Attachments:**
- [7.3.301 RESIDENTIAL USES](#)
 - [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

7050 Commerce Center

- 8.A. [DVSA-24-0009](#)** A Development Standards Adjustment to City Code Section 7.4.201.C and to provide a 10' front parking setback where a 20' front parking setback is required in the MX-M (Mixed-Use Medium Scale) zone district located at 7050 Commerce Center Drive.

Presenter:
Logan Hubble, Planner II, Planning Department

- Attachments:** [7050 Commerce Center Staff Report_final](#)
 [Attachment 1 Project Statement](#)
 [Attachment 2 Site Plan](#)
 [Attachment 3 Architectural Renderings](#)
 [7.4.201 GENERAL DIMENSIONAL STANDARDS](#)
 [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

DeLago Subdivision

- 8.B.** [NVAR-24-0018](#) A Non-Use Variance to City Code Section 7.4.302.E.5 to allow a twelve (12) foot access width for the stem portion of the proposed flag lot where twenty-five (25) feet are required located, at 1609 W. Kiowa Street (Quasi-Judicial).

Presenter:
 Johnny Malpica, Planner II, Planning Department

- Attachments:** [Delago Subdivision - Nonuse Variances - Staff Report_JPM](#)
 [Attachment 1 - Project Statements](#)
 [Attachment 2 - Site Plan](#)
 [Attachment 3 - Public Comments](#)
 [7.4.302 DESIGN STANDARDS](#)
 [7.5.526 NON-USE VARIANCE](#)

- 8.C.** [NVAR-24-0019](#) A Non-Use Variance to City Code Section 7.2.205.B (Table 2.2.-E) to allow a (0.9) foot side setback where five (5) feet are required, located at 1609 W. Kiowa Street (Quasi-Judicial).

Presenter:
 Johnny Malpica, Planner II, Planning Department

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

Short Term Rental Appeal

- 8.D.** [APPL-25-0002](#) An appeal of the administrative denial of the Short-Term Rental permit application for 5539 Cody Mesa Court. (Quasi-Judicial)

Presenter:
 Carli Hiben, Program Administrator, City Planning Department

- Attachments:**
- [5539 Cody Mesa Ct Appeal Staff Report](#)
 - [Attachment No. 1- Code Enforcement Case ENF23-00375](#)
 - [Attachment No. 2- Demand Letter](#)
 - [Attachment No. 3- HOA Affidavit](#)
 - [Attachment No. 4- Code Enforcement Case ENF24-09310](#)
 - [Attachment No. 5- STR Application Submittal Documents](#)
 - [Attachment No. 6- Permit Denial](#)
 - [Attachment No. 7- Appeal Submittal Form](#)
 - [Attachment No. 8- Appeal Statement and Associated Documents](#)

Southern Colorado Rail Park

- 8.E. [ANEX-24-0013](#)** Southern Colorado Rail Park Addition No. 1 Annexation consisting of 3,107.11 acres located south and west of Highway 25 and South Santa Fe intersection, adjacent to Fort Carson.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

- Attachments:**
- [Staff Report SCRP](#)
 - [Attachment 1 - SCRP - Project Statement](#)
 - [Attachment 2 - SCRP - City Annexations by Decade](#)
 - [Attachment 3 - SCRP - Enterprise Zone Map](#)
 - [Attachment 4 - SCRP - Contiguous Boundary Exhibit](#)
 - [Attachment 5 - SCRP - Annexation Plat](#)
 - [Attachment 6 - SCRP - Legal Description](#)
 - [Attachment 7 - SCRP - Exhibit A&B - Zone Establishment](#)
 - [Attachment 8 - SCRP - Land Use Plan](#)
 - [Attachment 9 - SCRP - Vicinity Map](#)
 - [7.5.701 ANNEXATION OF LAND](#)

- 8.F. [PDZZ-24-0005](#)** The establishment of a PDZ (Planned Development Zone; Non-Residential; maximum square footage of 7,000,000 square feet; maximum building height of 120 feet) District in association with the Southern Colorado Rail Park Addition No. 1 Annexation consisting of 3,107.11 acres located south and west of Highway 25 and South Santa Fe intersection, adjacent to Fort Carson.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, City Planning
Department

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

- 8.G.** [PDZL-24-0006](#) Establishment of the Southern Colorado Rail Park Land Use Plan for proposed Civic, Public, Institutional, Commercial, Light and Heavy Industrial, Existing Mining Operations, Ballistic, Military, Aerospace, Rail Spur, and Streets/Utility Rights-of-Way consisting of 3,107.11 acres located south and west of Highway 25 and South Santa Fe intersection, adjacent to Fort Carson.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, City Planning
Department

Attachments: [7.5.514 LAND USE PLAN](#)

9. Presentations

10. Adjourn