



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Regular Meeting Agenda - Final Planning Commission

Wednesday, January 8, 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

[CPC 2361](#)

Minutes for the December 11, 2024, Planning Commission Meeting

Attachments:

[CPC Minutes 12.11.24 Draft](#)

5. Consent Calendar

MVS Development LLC - Amendment to the Certificate of Designation Boundary

5.A. [DEPN-23-0019](#)

A Certificate of Designation Amendment for the purpose of removing the confirmed trash-free areas from what is identified as a 'facility' in relation to the already approved Certificate of

Designation consisting of 22.72 acres located southwest of the Van Buren Street and Centennial Boulevard intersection.
(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department

Attachments:

[Staff Report CertfDesignationAmendment_RGS](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - VCUP Application](#)

[Attachment 3 - City Clerk Affidavit](#)

[Attachment 4 - CDPHE - MVS Conditional Approval Letter](#)

[Attachment 5 - Exhibit A](#)

Take 5 Austin Bluffs Parkway

5.B. [CUDP-24-0023](#)

A Conditional Use to allow an Automobile and Light Vehicle Repair, Minor use in the MX-M/CU/AP-O (Mixed-Use Medium Scale with a Conditional Use and Airport Overlay) zone district consisting of 0.36 acres located at the southeast corner of Austin Bluffs Pkwy and Barnes Rd (Quasi-Judicial).

Presenter:

Molly O'Brien, Planner II, Planning Department

Attachments:

[Staff Report CUDP-24-0023_MEO](#)

[Attachment 1 - Land Use Statement](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Concept Plan](#)

[Attachment 4 - Public Comment](#)

[Attachment 5 - Public Comment Response](#)

[7.5.601 CONDITIONAL USE](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Uintah Townhomes

8.A. [ZONE-24-0014](#)

A zone change consisting of 2.22 acres located at 520 North Twentieth Street from R2 (Two Family Residential) to R-Flex-Med (R-Flex Medium Scale) zone district.
(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department

Attachments:

[Staff Report Uintah Townhomes_RGS](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Neighborhood Correspondence](#)

[Attachment 3 - Traffic Impact Study](#)

[Attachment 4 - Geological Hazard Report](#)

[Attachment 5 - Exhibit A and B - Legal Description and Zoning Map Depiction](#)

[Attachment 6 - Development Plan](#)

[Attachment 7 - Context Map](#)

[Attachment 8 - Westside Generalized Land Use Map](#)

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

8.B. [DEPN-24-0111](#)

The Sun Mountain Townhomes Development Plan establishing multi-family within six (6) 4-plexes and one (1) duplex consisting of 2.52 acres located at 520 North Twentieth Street. (Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning Department

Attachments:

[7.5.515 DEVELOPMENT PLAN](#)

Retail Marijuana Ordinance

8.C. [25-028](#)

An Ordinance amending Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Retail Marijuana. (Quasi-Judicial).

Presenter:

Kevin Walker, Planning Director, Planning Department

Preliminary outline:

This ordinance is in drafting stage. This will be an amendment to the UDC for zoning implementation. There are also licensing and taxation ordinances in drafting as well. Draft for CPC review and recommendation will be presented prior to the formal meeting.

Attachments:

[UDC-RegulatedMarijuana-ORD 2025-01-02-V3](#)

9. Presentations

10. Adjourn

