

# City of Colorado Springs

*City Administration Building  
30 S Nevada Ave, Suite 102*



## Work Session Meeting Agenda

**Thursday, January 9, 2020**

**8:30 AM**

**30 S Nevada Ave, Suite 102**

**Planning Commission Informal**

**1. Call to Order****2. Communications**

Peter Wysocki - Director of Planning and Community Development

**3. Updates**

Ryan Tefertiller - Urban Planning Manager

Carl Schueler - Comprehensive Planning Manager

**REVIEW OF FORMAL AGENDA ITEMS**

- A. [CPC 19-800](#) Minutes for the November 21, 2019 City Planning Commission Meeting

Presenter:  
Reggie Graham, Chair

**Attachments:** [CPC Minutes 11.21.19 draft](#)

- B. [CPC 20-029](#) Minutes for the December 19, 2019 City Planning Commission Meeting

Presenter:  
Reggie Graham, Chair

**4. CONSENT CALENDAR - None****5. UNFINISHED BUSINESS - None****6. NEW BUSINESS CALENDAR****Cheyenne Vista Townhomes**

- 6.A. [CPC CU  
18-00174](#) A conditional use development plan for 27 townhome units in the PBC (Planned Business Center) zone district located southeast of Clubhouse Drive and Education Way.

(Quasi-Judicial)

Presenter:  
Rachel Teixeira, Planner II, Planning and Community Development

**Attachments:** [CPC STAFF REPORT - CHEYENNE VISTAS](#)  
[Figure 1 - Site Plan](#)  
[Figure 2 - Project Statement](#)  
[Figure 3 - Land Uses](#)  
[Figure 4 - Neighborhood Comments](#)  
[Figure 5 - PlanCOS](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

### Trailside at Cottonwood Creek

- 6.B.** [CPC PUZ  
19-00155](#) A zone change pertaining to 15.67 acres, changing the zoning from OC/AO/SS (Office Complex with Airport Overlay and Streamside Overlay) and PBC/AO/SS (Planned Business Center with Airport Overlay and Streamside Overlay); to PUD/AO/SS (Planned Unit Development with Airport Overlay and Streamside Overlay) for small-lot residential development with a maximum density of 3.6 dwelling units per acre and 35-foot maximum building height, located at the southwest corner of Woodmen Road and Austin Bluffs Parkway.

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

- Attachments:** [CPC Report TRAILSIDE PUZ CPA PUD](#)  
[Figure 1 - Project Statement with Addendum November 2019](#)  
[Figure 2 - Emails from neighbors](#)  
[Figure 3 - Email from Academy School District 20](#)  
[Figure 4 - PUD Zone Change Exhibit](#)  
[Figure 5 - Concept Plan Amendment](#)  
[Figure 6 - PUD Development Plan](#)  
[Figure 7 - Area Context Map](#)  
[Figure 8 - Planning Commission Meeting Minutes August 2019](#)  
[Figure 9 - City Council Meeting Minutes September 24 2019](#)  
[Figure 10- Request for Resubmittal Trailside at Cottonwood Creek](#)  
[Figure 11 - City Approval of Request for Resubmittal](#)  
[Figure 12 - Topographic Site Analysis](#)  
[Figure 13 - 30 ft retaining wall examples](#)  
[Figure 14 - Economic Feasibility Study](#)  
[Figure 15 - Support Letter from Cook](#)  
[Figure 16 - Woodmen Rd Use Analysis](#)  
[Figure 17 - 2008 zone changes and subdivision](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)  
[7.5.603.B Findings - ZC](#)

- 6.C.** [CPC CP 08-00142-A8 MJ19](#) A Concept Plan Amendment changing the land use designation of the 15.67 acre property from commercial and medical office to single-family residential, located at the southwest corner of Woodmen Road and Austin Bluffs Parkway.

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

- Attachments:** [Figure 5 - Concept Plan Amendment](#)  
[7.5.501.E Concept Plans](#)

- 6.D.** [CPC PUD 19-00156](#) The Trailside at Cottonwood Creek PUD Development Plan proposing 56 single-family lots on 15.67 acres with a maximum building height of 35-feet, located at the southwest corner of Woodmen Road and Austin Bluffs Parkway.

(Quasi-judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

- Attachments:** [Figure 6 - PUD Development Plan](#)  
[7.3.606 PUD Development Plan](#)  
[7.5.502.E Development Plan Review](#)

**7. Other Items for Informal Discussion**

**8. Adjourn**