

City of Colorado Springs

Due to COVID-19 Health Concerns, this meeting will be held remotely.



Regular Meeting Agenda

Thursday, September 17, 2020

8:30 AM

Remote Meeting

720-617-3426 Conference ID: 253 325 122#

Planning Commission

How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- CenturyLink Channel 18

How to Comment on Agenda Items

During the meeting, those who wish to comment should submit their name, telephone number, and the topic or agenda item for comment via elena.lobato@coloradosprings.gov in addition to calling 720-617-3426 and entering this Conference ID: 253 325 122#

1. Call to Order

2. Approval of the Minutes

- 2.A. [CPC 20-526](#) Minutes for the August 20, 2020 City Planning Commission Meeting

Presenter:
Reggie Graham, Chair of the City Planning Commission

3. Communications

Peter Wysocki - Director of Planning & Community Development

4. CONSENT CALENDAR

These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner/Board Member or a citizen wishing to address the Commission or Board. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)

- 4.A. [CPC CU 20-00076](#) A conditional use development plan to allow automotive sales at 1839 Dublin Boulevard.

(Quasi-Judicial)

Presenter:
Gaby Serrano, Planner II, Planning & Community Development

- Attachments:** [CPC Report 1839 Dublin Blvd](#)
[Development Plan](#)
[Project Statement](#)
[Plan COS Vision Map](#)
[Context Map_Dublin](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

4.B. [CPC ZC](#) [20-00008](#) A Zone Change request changing 0.73-acre from C5/P (Intermediate Business with Planned Provisional Overlay) to C5 (Intermediate Business), located 4430 Forrest Hill Road.

(Quasi-Judicial)

Presenter:
 Daniel Sexton, Principal Planner, Planning & Community Development

- Attachments:** [CPC Report 4430 Forrest Hill Rd](#)
[Exhibit A - Legal](#)
[Exhibit B - Zone Change](#)
[Development Plan](#)
[Project Statement](#)
[Nonuse Variance Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comment](#)
[Ordinance 82-146](#)
[Context Map](#)
[7.5.603 Findings - ZC](#)

4.C. [CPC DP](#) [20-00009](#) A Development Plan for 4430 Forrest Hill Road allowing construction of an eight (8) unit residential project, located 4430 Forrest Hill Road.

(Quasi-Judicial)

Presenter:
 Daniel Sexton, Principal Planner, Planning & Community Development

- Attachments:** [Development Plan](#)
[7.5.502.E Development Plan Review](#)

4.D. [CPC NV](#) [20-00069](#) A Nonuse Variance request for the 4430 Forrest Hill Road project to allow for a reduction of the front setback to 16 feet where the required setback is 20 feet, per City Code Section 7.3.104(A).

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments:

[Development Plan](#)

[7.3.104.A Agricultural-Residential-Spec Use-Traditional Neighborhood zone st](#)

[7.5.802.B Nonuse Variance Criteria](#)

**4.E. [CPC NV](#)
[20-00070](#)**

A Nonuse Variance request for the 4430 Forrest Hill Road project to allow for a reduction of the rear setback to 13 feet where the required setback is 25 feet, per City Code Section 7.3.104(A).

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments:

[Development Plan](#)

[7.5.802.B Nonuse Variance Criteria](#)

[7.3.104.A Agricultural-Residential-Spec Use-Traditional Neighborhood zone st](#)

**4.F. [CPC CU](#)
[20-00101](#)**

Conditional Use Development Plan for construction of a new manufacturing facility on 7.98 acres in the PIP2/CR/SS/AO (Planned Industrial Park/Condition of Record/Streamside Overlay/Airport Overlay) zone district located at 875 Vapor Trail.

(Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning and Community Development

Attachments:

[CPC Report BIO 365](#)

[Project statement](#)

[Development Plan](#)

[Context Map](#)

[PLAN COS_vision_map](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

[7.3.508.C Streamside Overlay Zone](#)

ITEMS CALLED OFF CONSENT

5. UNFINISHED BUSINESS

**5.A. [CPC AP](#)
[20-00061](#)**

Postpone an appeal of the administrative 2-year extension of the temporary use permit for the Flying W Ranch office at 2870 Chuckwagon Road.

(Quasi-Judicial)

Presenter:
 Meggan Herington, Assistant Director, Planning & Community Development

6. NEW BUSINESS CALENDAR

- 6.A. [CPC CU 20-00060](#) The Sundance at Rock Creek Conditional Use Development Plan for a 240-unit apartment complex located southwest of the intersection of Pine Oaks Road and Highway 115.

(Quasi-Judicial)

Presenter:
 Lonna Thelen, Principal Planner, Planning & Community Development

- Attachments:** [CPC Staff Report Sundance at Rock Creek Conditional Use Development Plan](#)
[Project Statement](#)
[Public Comments](#)
[Context Map](#)
[Access Road Applicant Comments](#)
[PlanCOS Vibrant Neighborhoods Framework Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

7. PRESENTATIONS/UPDATES

- 7.A. [20-508](#) Public Art Master Plan

Presenter:
 Matt Mayberry, Cultural Services Manager, Parks, Recreation and Cultural Services

- Attachments:** [PAMP Executive Summary](#)

- 7.B. [CPC CA 20-00005](#) Update on the amendment of City Code Chapter 7 (Zoning and Subdivision Regulations)

Presenter:
 Morgan Hester, Principal Planner
 Peter Wysocki, Director of Planning and Community Development

- Attachments:** [ReToolCOS Res Zoning District Proposal](#)

8. Adjourn