

City of Colorado Springs

Due to COVID-19 Health Concerns, this will be a Remote meeting.



Work Session Meeting Agenda

Thursday, September 10, 2020

8:30 AM

Remote Meeting

720-617-3426 Conf ID: 955 406 713#

Planning Commission Informal

The informal Planning Commission meeting will not be televised. To listen to the meeting call 720-617-3426 and enter Conference ID: 955 406 713#

There will be no public comment during the informal meeting.

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

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

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](#) A conditional use development plan to allow automotive sales at 1839
[20-00076](#) 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. Informal Updates/Presentations

9. Adjourn