# City of Colorado Springs

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*Call: 720-617-3426*
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## Work Session Meeting Agenda

**Thursday, September 8, 2022**

**9:00 AM**

**30 South Nevada Ave, Suite 102**

## Planning Commission Informal

### How to Comment on Agenda Items

Those who wish to listen to the meeting should call 720-617-3426 and enter Conf ID: 760 086 263# and wait to be admitted into the meeting or copy and paste or type into your web browser to join the MS Teams meeting via the Web: https://rb.gy/xm76xj

No public comments are taken during the informal meetings.

## 1. Call to Order and Roll Call

## Review of Formal Agenda Items

## 2.A. Approval of the Minutes

**2.A.A.** CPC 22-608 Minutes for the June 16, 2022, City Planning Commission meeting.

Presenter:
Scott Hente, Chair of the City Planning Commission

***Attachments:*** CPC_Minutes_draft_06.16.22

**2.A.B.** CPC 22-538 Minutes for the July 13, 2022, City Planning Commission meeting.

Presenter:
Scott Hente, Chair of the City Planning Commission

***Attachments:*** CPC_Minutes_07.13.22_draft

**2.A.C.** CPC 22-607 Minutes for the August 10, 2022, City Planning Commission meeting.

Presenter:
Chair of the City Planning Commission

***Attachments:*** CPC_Minutes_08.10.22_draft

## 2.B. Changes to Agenda/Postponements

### Amara Annexations

**2.B.A.** CPC A 21-00197 Postpone the Amara Addition No. 1 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 1.193 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

***Attachments:***
CPC Staff Report_Amara Annexation (A.MP.ZC)_KAC
Amara Annexation Plat Add. No. 1
Amara Project Statement
Amara Annexation Vicinity Map
Public Notice Posters
Public Comments
Public Comment Response
3-Mile Buffer
Amara Annexation Plats Add. No. 1-11
Amara Additions
Surrounding Ownership and Future Roads
Draft Amara Annexation Agreement
Amara Master Plan
Amara Master Plan-Conceptual
Amara Park and Trails
School District Letters
7.6.203-Annexation Conditions

**2.B.B.** CPC A 21-00198

Postpone the Amara Addition No. 2 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 4.160 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

***Attachments:***
Amara Annexation Plat Add. No. 2
Draft Amara Annexation Agreement
Amara Annexation Vicinity Map
7.6.203-Annexation Conditions

**2.B.C.** CPC A 21-00199

Postpone the Amara Addition No. 3 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 8.633 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

***Attachments:*** Amara Annexation Plats Add. No. 3
Draft Amara Annexation Agreement
Amara Annexation Vicinity Map
7.6.203-Annexation Conditions

**2.B.D.** CPC A 21-00200

Postpone the Amara Addition No. 4 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 24.430 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

***Attachments:*** Amara Annexation Plats Add. No. 4
Draft Amara Annexation Agreement
7.6.203-Annexation Conditions

**2.B.E.** CPC A 21-00201

Postpone the Amara Addition No. 5 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 124.759 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

***Attachments:*** Amara Annexation Plats Add. No. 5
Draft Amara Annexation Agreement
7.6.203-Annexation Conditions

**2.B.F.** CPC A 21-00202

Postpone the Amara Addition No. 6 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 218.046 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

***Attachments:*** Amara Annexation Plats Add. No. 6
Draft Amara Annexation Agreement
7.6.203-Annexation Conditions

**2.B.G.** CPC A 21-00203

Postpone the Amara Addition No. 7A Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 95.566 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

***Attachments:*** Amara Annexation Plats Add. No. 7A
Draft Amara Annexation Agreement
7.6.203-Annexation Conditions

**2.B.H.** CPC A 22-00108

Postpone the Amara Addition No. 7B Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 254.149 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

***Attachments:*** Amara Annexation Plats Add. No. 7B
Draft Amara Annexation Agreement
7.6.203-Annexation Conditions

**2.B.I.** CPC A 21-00204

Postpone the Amara Addition No. 8 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 400.348 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

***Attachments:*** Amara Annexation Plats Add. No. 8
Draft Amara Annexation Agreement
7.6.203-Annexation Conditions

**2.B.J.** CPC A 21-00205

Postpone the Amara Addition No. 9 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 515.841 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

***Attachments:*** Draft Amara Annexation Agreement
7.6.203-Annexation Conditions

**2.B.K.** CPC A 21-00206

Postpone the Amara Addition No. 10 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of

719.719 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

***Attachments:*** Amara Annexation Plat Add. No. 10
Draft Amara Annexation Agreement
7.6.203-Annexation Conditions

**2.B.L.** CPC A 21-00207

Postpone the Amara Addition No. 11 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 858.642 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

***Attachments:*** Amara Annexation Plat Add. No. 11
Draft Amara Annexation Agreement
7.6.203-Annexation Conditions

**2.B.M.** CPC MP 21-00208

Postpone the establishment of the Amara Master Plan for proposed commercial, industrial, civic, single-family residential, multi-family residential, parks and open spaces within the City of Colorado Springs. The property is located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road, and consists of 3172.796 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

***Attachments:*** Amara Master Plan
Amara Master Plan-Conceptual
7.5.408 Master Plan

**2.B.N.** CPC ZC 21-00209

Postpone the establishment of an A (Agriculture) zone district, in association with the Amara Annexations, located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road, consisting of 3172.796 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning &

Community Development

***Attachments:*** Amara Additions
Amara Annexation Vicinity Map
7.5.603.B Findings - ZC

## 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.)

**Carrier West - 950 Vapor Trail**

**4.A.** CPC CU 22-00115

A conditional use development plan for automotive sales and service in the PIP-2/CR AO (Planned Industrial Park 2 with Conditions of Record and Airport Overlay), located at 930 N Newport.

(Quasi-Judicial)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning and Community Development
Peter Wysocki, Planning Director, Planning and Community Development

***Attachments:*** CPC Staff Report_Carrier West 950 Vapor Trail
Project Statement
Carrier West 950 Vapor Trail Conditional Use Development Plan
7.5.502.E Development Plan Review
7.5.704 Conditional Use Review

**Centennial North**

**4.B.** CPC MPA 00-00103-A4 MN22

A minor amendment to the Mesa Springs Community Plan for a reduction in density from medium high (12 to 16 dwelling units per acre) to medium (6-12 dwelling units per acre), located approximately 420 feet north of Centennial Boulevard and Mesa Valley Road on the east side of Centennial

(Quasi-judicial)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning & Community Development
Peter Wysocki, Planning Director, Planning & Community Development

***Attachments:***
CPC Staff Report_Centennial North_RGS
Mesa Springs Community Plan Minor Amendment
Project Statement
Centennial North Zone Change Exhibit
Centennial North PUD Development Plan
Surounding Uses
Neighbor Comments
Aerial
7.5.408 Master Plan

**4.C.** CPC PUZ 21-00143

A rezoning of 5.8 acres from PUD/HS (Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development: Multi-Family Residential, maximum of 9 dwelling units per acre and a 50-foot maximum building height with Hillside Overlay) zone district, located approximately 420 feet north of Centennial Boulevard and Mesa Valley Road on the east side of Centennial.

(Quasi-Judicial)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning & Community Development
Peter Wysocki, Planning Director, Planning & Community Development

***Attachments:***
Exhibit A - Legal Desc
Exhibit B - Zone Change
7.3.603 Establishment & Development of a PUD Zone
7.5.603.B Findings - ZC

**4.D.** CPC PUD 21-00144

The Centennial North Development Plan allowing for 47 townhome units and located approximately 420 feet north of Centennial Blvd and Mesa Valley Road intersection on the east side of Centennial.

(Quasi-Judicial)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community Development

***Attachments:*** Centennial North PUD Development Plan
7.3.606 PUD Development Plan
7.5.502.E Development Plan Review

**Cheyenne View Apartments**

**4.E.** CPC CP 20-00041-A1 MN21 — An amendment to the Fountain & Union Concept Plan for 21.05 acres located southeast of East Fountain Boulevard and Union Boulevard intersection.

(Quasi-Judicial)

Presenter:
Gabe Sevigny, Principal Planner, Planning & Community Development

***Attachments:*** CPC Staff Report_Cheyenne View Apartments_RGS
Fountain and Union Concept Plan Amendment
Cheyenne View Apartments Conditional Use Development Plan
Areas of Change
Vision Map
Context Map
7.5.501.E Concept Plans
7.5.503

**4.F.** CPC CU 21-00148 — A conditional use development plan for Cheyenne View Apartments to allow for 341 multi-family units located southeast of East Fountain and Union Boulevard intersection
(Quasi-Judicial)

Presenter:
Gabe Sevigny, Principal Planner, Planning & Community Development

***Attachments:*** Cheyenne View Apartments Conditional Use Development Plan
7.5.704 Conditional Use Review
7.5.502.E Development Plan Review

**Parkside 32 Multi-family**

**4.G.** CPC ZC 22-00087 — A zone change of 0.73 acres from OC/R-1 6000 (Office Complex/Single-Family Residential) to OC (Office Complex) located at 125 North Parkside Drive.

(Quasi-Judicial)

Presenter:
Matthew Alcuran, Planner II, Planning and Community Development
Peter Wysocki, Planning Director, Planning and Community Development

***Attachments:***
CPC Staff Report_Parkside 32 Multi-Family
Parkside 32 Project Statement
Zone Change
Development Plan
Floor Plans
PlanCOS Vision Map_Parkside 32 Multi-Family Project
Surrounding Uses
Public Comment
Public Response
7.5.603.B Findings - ZC

**4.H.** CPC DP 22-00088 — A development plan to convert the existing commercial building into multi-family residential units located at 125 North Parkside Drive.

(Quasi-Judicial)

Presenter:
Matthew Alcuran, Planner II, Planning and Community Development
Peter Wysocki, Planning Director, Planning and Community Development

***Attachments:***
Development Plan
Floor Plans
7.5.502.E Development Plan Review

**Peak Innovation Data Center**

**4.I.** UVAR-22-0002 — A use variance to allow the Data Center use in an Airport Planned Development (APD) zone on an approximate 100-acre site within the Peak Innovation Center located on Peak Innovation Parkway approximately 775 feet north of Milton E Proby Parkway.

Presenter:
Gabe Sevigny, Planning Supervisor, Planning and Community Development Department

***Attachments:***
CPC Staff Report
Project Statement
Peak Innovation Park
Final Plat
Vicinity Map
7.5.803.B Use Variance Review Criteria
7.5.801 Purpose - Variance
7.5.501.E Concept Plans

**Pikes Peak United Way**

**4.J.** CPC UV 22-00132

A use variance development plan for Pikes Peak United Way for Personal Improvement Services, Proprietary School, and a Social Service Center located at 1520 Verde Drive.

(Quasi-Judicial)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning & Community Development

***Attachments:***
CPC Staff Report_Pikes Peak United Way
Project Statement
Site Plan
Neighbor Comment
Aerial
PlanCOS Unique Places Framework Map
PlanCOS Vibrant Neighborhoods Framework Map
PlanCOS Vision Map
7.5.502.E Development Plan Review
7.5.803.B Use Variance Review Criteria
7.5.801 Purpose - Variance

**Retreat at Mountainside**

**4.K.** CPC CU 22-00067

A conditional use development plan for the Retreat at Mountainside for a 284-unit multi-family development with ancillary site improvements located at the southwest corner of Briargate Parkway and Grand Cordera Parkway.

(Quasi-judicial)

Presenter:
Daniel Besinaiz, Senior Planner, Planning & Community

Development

***Attachments:***
Retreat at Mountainside CPC Staff Report
Conditional Use Development Plan Part 1
Conditional Use Development Plan Part 2
Conditional Use Development Plan Part 3
Project Statement
PlanCOS Vision Map
Public Comments
7.5.502.E Development Plan Review
7.5.704 Conditional Use Review

**4.L.** CPC R 22-00137

An administrative relief request allowing a building height of 51 ½-feet where the required maximum building height is 45-feet, located at the southwest corner of Briargate Parkway and Grand Cordera Parkway.

(Quasi-judicial)

Presenter:
Daniel Besinaiz, Senior Planner, Planning & Community Development

***Attachments:***
7.3.204 OC-Industrial-SpecPurpose Development Standards
7.5.1102 Findings Necessary to Grant Administrative Relief

**Stone Mesa Flats**

**4.M.** CPC MP 01-00147-A7 MJ22

A Major Master Plan Amendment to the Greenbriar/Powerwood Master Plan for 5.6 acres to change the land use from Industrial to Multifamily Residential (25+ dwelling units per acre), located at 7044 Tutt Boulevard.

(LEGISLATIVE)

Presenter:
Daniel Besinaiz, Senior Planner, Planning & Community Development

***Attachments:***
Stone Mesa CPC Staff Report
Stone Mesa Flats_Development Plan
Stone Mesa Flats_Project Statement
PlanCOS Vision Map
Master Plan Amendment
7.5.408 Master Plan

**4.N.** CPC CU 22-00113

A conditional use development plan for Stone Mesa Flats allowing a 158-unit multi-family development with ancillary site improvements in the M-1/AO (Light Industrial with Airport Overlay) zone district located at 7044 Tutt Boulevard.

(QUASI-JUDICIAL)

Presenter:
Daniel Besinaiz, Senior Planner, Planning & Community Development

***Attachments:*** Stone Mesa Flats_Development Plan
7.5.704 Conditional Use Review
7.5.502.E Development Plan Review

**4.O.** CPC R 22-00138

An administrative relief allowing a building height of 51-feet 9 inches from the required maximum building height of 45-feet, located at 7044 Tutt Boulevard.

(QUASI-JUDICIAL)

Presenter:
Daniel Besinaiz, Senior Planner, Planning & Community Development

***Attachments:*** 7.3.204 OC-Industrial-SpecPurpose Development Standards
7.5.1102 FindingsNecessaryToGrantAdminRelief

**Winters Doggie Daycare (Kennel)**

**4.P.** CPC CU 22-00112

A conditional use development plan for an indoor/outdoor kennel. The site is zoned M-1/NNA (Light Industrial with North Nevada Avenue Overlay) is 0.55 acres in size and located at 155 Winters Drive.
(Quasi-Judicial)

Presenter:
William Gray, Senior Planner, Planning and Community Development

***Attachments:***
CPC Staff Report Winters Doggie Daycare
Conditional Use Development Plan
Project Statement
PlanCOS Vision Map
Owner Statement Supplemental
Context Map
Vicinity Map
7.5.502.E Development Plan Review
7.5.704 Conditional Use Review

**Woodmen and Powers**

**4.Q.** CPC ZC 22-00126

A zone change for 21.31 acres located southwest of East Woodmen Road and North Powers Boulevard from C-6/cr/AO (General Business with conditions of record and Airport Overlay) to C-6/cr/AO (General Business with conditions of record and Airport Overlay).

(Quasi-Judicial)

Presenter:
Tamara Baxter, Senior Planner, Planning & Community Development

***Attachments:***
CPC Staff Report Woodmen and Powers
Zone Change Exhibit
Concept Plan Amendment
Project Statement
Context Map
PlanCOS Vision Map
Ordinance 10-1
Exhibit A - Legal Desc
Exhibit B - Zone Change
7.5.603.B Findings - ZC

**4.R.** CPC CP 05-00100-A6 MN22

Minor Concept Plan Amendment for Woodmen and Powers Crossing to change sign requirements located Southwest of East Woodmen Road and North Powers Boulevard.

(Quasi-Judicial)

Presenter:
Tamara Baxter, Senior Planner, Planning & Community Development

***Attachments:***
Concept Plan Amendment
7.5.501.E Concept Plans

## 5. ITEMS CALLED OFF CONSENT

## 6. UNFINISHED BUSINESS

## 7. NEW BUSINESS CALENDAR

### STR Appeal

**7.A.** CPC AP 22-00121

An appeal of the administrative denial of the Short Term Rental permit application for 4643 Poleplant Drive due to a single-family zoning designation, pursuant to City Code Sections 7.5.1704.D.

(Quasi-Judicial)

Presenter:
Carli Hiben, Program Coordinator, Planning and Community Development

***Attachments:***
- Staff Report - 4643 Poleplant STR Denial
- Appeal Submittal Julie Thompson-Volk
- PlanCOS Vision Map
- Appellant Postponement Confirmation
- 7.5.1704.D. ShortTermRentalPermitReviewCriteria
- 7.5.906 (A)(4) Administrative Appeal

### Park Vista Addition No. 5B Annexation

**7.B.** CPC A 17-00127

Park Vista Addition No. 5B Annexation located at 1122 Orchid Street and consisting of 0.579 acres.

(Legislative)

Presenter:
Daniel Sexton, Planning Supervisor, Planning & Community Development

***Attachments:*** CPC Staff Report ParkVistaAdd5B
Project Statement
Annexation Plat
BOR Assent Approval Letter
Draft AnnexationAgreement
Zone Change
Context Map
Preliminary-Final Plat
Exhibit A - Annexation Legal Description
7.6.203-Annexation Conditions

**7.C.** CPC ZC 20-00037

Park Vista Addition No. 5B zone change for 0.165-acres establishing R-5 (Multi-Family Residential) located at 1122 Orchid Street.

(Legislative)

Presenter:
Daniel Sexton, Planning Supervisor, Planning & Community Development

***Attachments:*** Exhibit A - Legal Desc
Exhibit B - Zone Change
7.5.603.B Findings - ZC

**7.D.** CPC PFP 20-00038

Park Vista Addition No. 5B Subdivision Preliminary and Final Plat for 0.165-acres located at 1122 Orchid Street.

(Quasi-Judicial)

Presenter:
Daniel Sexton, Planning Supervisor, Planning & Community Development

***Attachments:*** Preliminary-Final Plat
7.7.102 Subdivision Plats
7.7.204 Preliminary Plat Requirements
7.7.303 Final Plat Req - Subdivision Plats Review Criteria

**Extol Park Vista Addition No. 1 Annexation**

**7.E.** CPC A 21-00100

Extol Park Vista Addition No. 1 Annexation located at 4417 and 4421 Siferd Boulevard and consisting of 0.942 acres.

(Legislative)

Presenter:
Daniel Sexton, Planning Supervisor, Planning & Community Development

***Attachments:***
CPC Staff Report_Extol Park Vista Addition No. 1 Annexation
Project Statement
Exhibit A - Annexation Legal Description
Annexation Plat
Zone Change Exhibit
Context Map
Preliminary and Final Plat
Vicinity Map
BOR Assent Approval Letter
7.6.203-Annexation Conditions

**7.F.** CPC ZC 22-00017

Extol Park Vista Addition No. 1 zone change for a 0.331-acres establishing the R-5/AO (Multi-Family Residential with Airport Overlay) located at 4417 and 4421 Siferd Boulevard.

(Legislative)

Presenter:
Daniel Sexton, Planning Supervisor, Planning & Community Development

***Attachments:***
Exhibit A - Legal Desc
Exhibit B - Zone Change
7.5.603.B Findings - ZC

**7.G.** CPC PFP 22-00018

Extol Park Vista Subdivision No. 1 Preliminary/Final Plat for 0.331-acres located at 4417 and 4421 Siferd Boulevard.

(Quasi-Judicial)

Presenter:
Daniel Sexton, Planning Supervisor, Planning & Community Development

***Attachments:***
Preliminary and Final Plat
7.7.102 Subdivision Plats
7.7.204 Preliminary Plat Requirements
7.7.303 Final Plat Req - Subdivision Plats Review Criteria

**West Colorado Avenue Addition Nos. 1-3 Annexations**

**7.H.** CPC A 22-00127

West Colorado Avenue Addition No. 1 Annexation located along West Colorado Avenue west of South 31st Street consisting of 5.65 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Planning Manager, Planning & Community Development
Peter Wysocki, Planning Director, Planning & Community Development

Action
Proposed Motion:
Recommend approval to City Council the annexation of 5.65 acres as the West Colorado Avenue Addition No. 1 Annexation, based upon the findings that the annexation complies with all the Conditions for Annexation as set forth in City Code Section 7.6.203.

***Attachments:***
CPC Staff Report_W. Colorado Annexations_KAC
W.Colorado Ave Addition No. 1_Annexatation Plat
W.Colorado Ave Annexation Exhibit
7.6.203-Annexation Conditions

**7.I.** CPC A 22-00128

West Colorado Avenue Addition No. 2 Annexation located along West Colorado Avenue west of South 31st Street consisting of 0.65 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Planning Manager, Planning & Community Development
Peter Wysocki, Planning Director, Planning & Community Development

Action
Proposed Motion:
Recommend approval to City Council the annexation of 0.65 acres as the West Colorado Avenue Addition No. 2 Annexation, based upon the findings that the annexation complies with all the Conditions for Annexation as set forth in City Code Section 7.6.203.

***Attachments:***
CPC Staff Report_W. Colorado Annexations_KAC
W.Colorado Ave Addition No. 2_Annexation Plat
W.Colorado Ave Annexation Exhibit
7.6.203-Annexation Conditions

**7.J.** CPC A 22-00129

West Colorado Avenue Addition No. 3 Annexation located along West Colorado Avenue west of South 31st Street consisting of 0.91 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Planning Manager, Planning & Community Development
Peter Wysocki, Planning Director, Planning & Community Development

Action
Proposed Motion:
Recommend approval to City Council the annexation of 0.91 acres as the West Colorado Avenue Addition No. 3 Annexation, based upon the findings that the annexation complies with all the Conditions for Annexation as set forth in City Code Section 7.6.203.

***Attachments:***
CPC Staff Report_W. Colorado Annexations_KAC
W.Colorado Ave Addition No. 3_Annexation Plat
W.Colorado Ave Annexation Exhibit
7.6.203-Annexation Conditions

**7.K.** CPC ZC 22-00130

West Colorado Avenue zone change to establish PK (Park) zone district located at 3703 West Colorado Avenue consisting of 0.561 acres.

Presenter:
Katie Carleo, Land Use Planning Manager, Planning & Community Development
Peter Wysocki, Planning Director, Planning & Community Development

Action
Proposed Motion:
Recommend approval to City Council the establishment of a PK (Park) zone district for 0.561 acres, based upon the findings that the change of zone request complies with the criteria for granting of zone changes as set forth in City Code Section 7.5.603(B).

***Attachments:***
W.Colorado Ave Annexation Exhibit
W.Colorado Ave Addition No. 1_Annexation Plat
7.5.603.B Findings - ZC

**7.L.** CPC ZC 22-00131

West Colorado Avenue zone change to establish PF (Public Facility) zone district located southeast of West Colorado Avenue and South Ridge Road consisting of 2.009 acres.

Presenter:
Katie Carleo, Land Use Planning Manager, Planning & Community Development
Peter Wysocki, Planning Director, Planning & Community Development

Action
Proposed Motion:
Recommend approval to City Council the establishment of a PF (Public Facility) zone district for 2.009 acres, based upon the findings that the change of zone request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B).

***Attachments:*** W.Colorado Ave Annexation Exhibit
W.Colorado Ave Addition No. 2 Annexation Plat
7.5.603.B Findings - ZC

## 8. Election of Chair and Vice Chair

**8.A.** CPC 22-611 Elections of the Chair and Vice Chair of the City Planning Commission

Presenter:
N/A

## 9. Adjourn