

# City of Colorado Springs

*Regional Development Center  
2880 International Circle  
Colorado Springs, CO 80910*



## Regular Meeting Agenda

**Wednesday, January 11, 2023**

**9:00 AM**

**Hearing Room - 2nd Floor**

**Planning Commission**

## How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- StratusIQ Channel 76/99 (Streaming)

## OPTIONS FOR ATTENDING THE MEETING:

All meetings are open to the public. Those who wish to participate may do so in-person, online, or via phone.

Conference Call: Dial 1-720-617-3426, enter Conf ID: 503 838 788# and wait to be admitted.

MS Teams: Copy and paste or type into your web browser to join the MS Teams meeting online:  
[https://rebrand.ly/CS\\_PlanningCommission](https://rebrand.ly/CS_PlanningCommission)

Attendees participating by telephone or MS Teams will be muted upon entry to the meeting.

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. Telephone attendees must press \*6 to un-mute.

If you know you would like to comment on an agenda item, please email your name, the item you would like to comment on, and your telephone number or MS Teams' name to [Elena.Lobato@coloradosprings.gov](mailto:Elena.Lobato@coloradosprings.gov). If you are unable to email, there will still be an opportunity to speak during the meeting.

## 1. Call to Order and Roll Call

### 2A. Approval of the Minutes

- 2A.A.** [CPC 23-032](#) Minutes for the September 22, 2022, City Planning Commission Special Meeting

Presenter:

James McMurray, Vice Chair of the City Planning Commission

**Attachments:** [CPC\\_SpecialHearingMinutes\\_09.22.22\\_draft](#)

- 2A.B.** [CPC 23-033](#) Minutes for the October 28, 2022, Special Hearing of the City Planning Commission.

Presenter:

James McMurray

**Attachments:** [CPC\\_Minutes\\_SpecialHearing\\_10.28.22\\_draft](#)

### 2B. Changes to Agenda/Postponements

## 3. Communications

Peter Wysocki - Director of Planning and 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.)

##### **Garnett Urban Renewal Area Plan**

- 4.A. [URA 23-008](#) The Project Garnett Urban Renewal Area Plan for the redevelopment of 88.366-acres of land in the PIP-1/cr/HS (Planned Industrial Park with Conditions of Record and a Hillside Overlay) zone district.

(Legislative)

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

**Attachments:** [CPC Staff Report Garnet URA DJS](#)  
[Garnett URA Plan Draft 12-23-22](#)  
[Garnett URA Conditions Survey-Draft 12-23-22](#)  
[PlanCOS Vision Map](#)  
[Unique Places Framework](#)  
[Thriving Economy](#)

##### **Quail Lake Condos**

- 4.B. [PUDZ-22-000](#)  
[9](#) Zone change for 2.33 acres located at 1640 Quail Lake Loop from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development: Multi-family Residential, maximum of 11.6 dwelling units per acre, maximum building height 45 feet, condominium garage with a maximum building height of 45 feet) zone district.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

**Attachments:** [CPC Staff Report Quail Lake Loop Condos PUD ZC PUD DP](#)  
[Exhibit A - Legal Desc](#)  
[Exhibit B - Zone Change](#)  
[Project Statement](#)  
[PUD Development Plan](#)  
[Floor Plans](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)  
[7.5.603.B Findings - ZC](#)

- 4.C. [PUDD-22-003](#)  
[7](#) A planned unit development for 2.33 acres located at 1640 Quail Lake Loop for 27 units with the option for either a residential dwelling unit or a condominium garage.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

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

### Saxon Multifamily

- 4.D. [PUDZ-22-000](#)  
[6](#) The PUD zone change relating to 5.5-acres from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development: Multi-family residential, maximum of 46.5 dwelling units per acre, maximum building height of 50-feet) located at the southeast intersection of Voyager Drive and Federal Drive.

(Quasi-Judicial)

Presenter:

Peter Lange, Planner II, Planning and Community Development

**Attachments:** [CPC Report Federal Drive Zone Change and Concept Plan](#)  
[Project Statement](#)  
[Exhibit A - Legal](#)  
[Exhibit B - Zone Change](#)  
[PUD Concept Plan](#)  
[Context Map](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)  
[7.5.603 Findings - ZC](#)

- 4.E. [PUDC-22-000](#) A PUD concept plan for future multi-family development located at  
[7](#) the southeast intersection of Voyager Drive and Federal Drive

(Quasi-Judicial)

Presenter:

Peter Lange, Planner II, Planning and Community Development

**Attachments:** [PUD Concept Plan](#)  
[7.3.605 PUD Concept Plan](#)  
[7.5.501.E Concept Plans](#)

### **Flying Horse Ranch Master Plan Implementation**

- 4.F. [23-018](#) A resolution of the City of Colorado Springs approving a change to  
the legislative status of Flying Horse Ranch Master Plan from  
operative to implemented.

(Legislative)

Presenter:

Daniel Besinaiz, Senior Comprehensive Planner, Planning &  
Community Development

Peter Wysocki, Director, Planning & Community Development

**Attachments:** [FHR MP CPC Staff Report](#)  
[Flying Horse Resolution](#)  
[Flying Horse Master Plan](#)  
[7.5.402 Types of Master Plans](#)

## **5. ITEMS CALLED OFF CONSENT**

## **6. UNFINISHED BUSINESS**

### **Amara Annexations**

- 6.A. [CPC A](#) An ordinance annexing to the City of Colorado Springs that area  
[21-00197](#) known as Amara Addition No. 1 Annexation consisting of 1.193  
acres located near the northeast corner of Squirrel Creek Road and  
Link Road, south of Bradley Road.

(Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community  
Development

Peter Wysocki, Planning Director, Planning & Community  
Development

- Attachments:** [CPC Staff Report Amara Annexation \(A.MP.ZC\) 1.4.23](#)  
[Amara Annexation Plat Add. No. 1](#)  
[Amara Project Statement](#)  
[Amara Annexation Vicinity Map](#)  
[Public Notice Posters](#)  
[Public Comments updated 1.4.23](#)  
[Public Comment Response](#)  
[3-Mile Buffer](#)  
[Amara Annexation Plats Add. No. 1-11](#)  
[Amara Additions](#)  
[Surrounding Ownership and Future Roads](#)  
[Amara Master Plan](#)  
[Amara Master Plan-Conceptual](#)  
[Amara Park and Trails](#)  
[School District Letters](#)  
[Amara Roadway Exhibit](#)  
[City Annexations by Decade](#)  
[City of Fountain Coorespondence](#)  
[CSFD Amara Response](#)  
[CSPD Amara Response](#)  
[Wastewater Service Information](#)  
[7.6.203-Annexation Conditions](#)

**6.B.** [CPC A 21-00198](#) An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 2 Annexation consisting of 4.160 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road.  
 (Legislative)

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

- Attachments:** [Amara Annexation Plat Add. No. 2](#)  
[7.6.203-Annexation Conditions](#)

**6.C.** [CPC A 21-00199](#) An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 3 Annexation consisting of 8.633 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road.  
 (Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community Development

**Attachments:** [Amara Annexation Plats Add. No. 3](#)

[7.6.203-Annexation Conditions](#)

**6.D.** [CPC A](#)  
[21-00200](#)

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 4 Annexation consisting of 24.430 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road.

(Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community Development

**Attachments:** [Amara Annexation Plats Add. No. 4](#)

[7.6.203-Annexation Conditions](#)

**6.E.** [CPC A](#)  
[21-00201](#)

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 5 Annexation consisting of 124.759 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road.

(Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community Development

**Attachments:** [Amara Annexation Plats Add. No. 5](#)

[7.6.203-Annexation Conditions](#)

**6.F.** [CPC A](#)  
[21-00202](#)

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 6 Annexation consisting of 218.046 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road.

(Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community Development

**Attachments:** [Amara Annexation Plats Add. No. 6](#)

[7.6.203-Annexation Conditions](#)

**6.G.** [CPC A](#)  
[21-00203](#)

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 7A Annexation consisting of 95.566 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road.

(Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community Development

**Attachments:** [Amara Annexation Plats Add. No. 7A](#)

[7.6.203-Annexation Conditions](#)

**6.H.** [CPC A](#)  
[22-00108](#)

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 7B Annexation consisting of 254.149 acres located near the northeast corner of Squirrel Creek Road and Link Road.

(Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community Development

**Attachments:** [Amara Annexation Plats Add. No. 7B](#)

[7.6.203-Annexation Conditions](#)

**6.I.** [CPC A](#)  
[21-00204](#)

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 8 Annexation consisting of 400.348 acres located near the northeast corner of Squirrel Creek Road and Link Road.

(Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community



Development

**Attachments:** [Amara Annexation Plats Add. No. 8](#)  
[7.6.203-Annexation Conditions](#)

- 6.J.** [CPC A](#)  
[21-00205](#) An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 9 Annexation consisting of 515.841 acres located near the northeast corner of Squirrel Creek Road and Link Road.  
 (Legislative)

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

**Attachments:** [Amara Addition No. 9 Annexation Plat](#)  
[7.6.203-Annexation Conditions](#)

- 6.K.** [CPC A](#)  
[21-00206](#) An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 10 Annexation consisting of 719.719 acres located near the northeast corner of Squirrel Creek Road and Link Road.  
 (Legislative)

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

**Attachments:** [Amara Annexation Plat Add. No. 10](#)  
[7.6.203-Annexation Conditions](#)

- 6.L.** [CPC A](#)  
[21-00207](#) An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 11 Annexation consisting of 858.642 acres located near the northeast corner of Squirrel Creek Road and Link Road.  
 (Legislative)

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

**Attachments:** [Amara Annexation Plat Add. No. 11](#)  
[7.6.203-Annexation Conditions](#)

- 6.M.**    [CPC MP  
21-00208](#)    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, Planning Manager, Planning & Community Development

Peter Wysocki, Director of Planning and Community Development

**Attachments:**    [Amara Master Plan](#)  
[Amara Master Plan-Conceptual](#)  
[7.5.408 Master Plan](#)

- 6.N.**    [CPC ZC  
21-00209](#)    An ordinance amending the zoning map of the City of Colorado Springs pertaining to 3172.796 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road establishing the A (Agricultural) zone  
(Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community Development

**Attachments:**    [Amara Additions](#)  
[Amara Annexation Vicinity Map](#)  
[7.5.603.B Findings - ZC](#)

## **7. NEW BUSINESS CALENDAR**

### **Hope Chapel Addition Nos. 1 & 2 Annexations**

- 7.A.**    [ANEX-22-001  
0](#)    Hope Chapel Addition No. 1 Annexation located at 2210 Old Ranch Road consisting of 4.6136 acres.  
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

- Attachments:** [CPC Staff Report Hope Chapel Anenxation ProjectStatement](#)  
[Annexation Plat - Hope Chapel Addition No.1](#)  
[Annexation Plat - Hope Chapel Addition No.2](#)  
[Zone Change](#)  
[Concept Plan](#)  
[Annexation Agreement Draft](#)  
[FIA Memo](#)  
[ProjectStatement](#)  
[NearEnclave annexation north2](#)  
[AERIAL](#)  
[Public Comments](#)  
[7.6.203-Annexation Conditions](#)

**7.B.** [ANEX-22-001](#) Hope Chapel Addition No. 2 Annexation located at 2210 Old Ranch Road consisting of 9.8807 acres.  
1 (Legislative)

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

- Attachments:** [Annexation Plat - Hope Chapel Addition No.2](#)  
[7.6.203-Annexation Conditions](#)

**7.C.** [ZONE-22-000](#) Zone change establishing R5/SS (Multi-Family Residential with Streamside Overlay) zone district located at 2210 Old Ranch Road consisting of 11.1073 acres.  
8 (Legislative)

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

- Attachments:** [Exhibit A - Legal Description](#)  
[Exhibit B - Zone Change](#)  
[7.5.603.B Findings - ZC](#)

**7.D.** [COPN-22-000](#) Hope Chapel Addition 1 & 2 concept plan illustrating multi-family and religious institution uses located at 2210 Old Ranch Road consisting of 11.1073 acres.  
8 (Quasi-Judicial)

Presenter:  
 Gabe Sevigny, Planning Supervisor, Planning and Community

## Development

**Attachments:** [Concept Plan](#)  
[7.5.501.E Concept Plans](#)

**T5 Addition No. 1 Annexation**

- 7.E. [ANEX-22-001](#) T5 Addition No. 1 Annexation located at the southern portion of 3819  
[2](#) Janitell Road consisting of 20,064 square feet.  
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community  
Development

**Attachments:** [CPC Staff Report\\_T5 Addition No. 1](#)  
[Project Statement](#)  
[Annexation Plat](#)  
[Zone Change](#)  
[Concept Plan](#)  
[Development Plan](#)  
[Annexation Agreement - Draft](#)  
[FIA Below Threshold.T5 Addition No. 1](#)  
[Aerial](#)  
[7.6.203-Annexation Conditions](#)

- 7.F. [ZONE-22-000](#) Zone change establishing PIP-2 (Planned Industrial Park) zone  
[9](#) district located at the southern portion of 3819 Janitell Road  
consisting of 20,064 square feet.  
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community  
Development

**Attachments:** [Exhibit A - Legal Desc](#)  
[Exhibit B - Zone Change](#)  
[7.5.603.B Findings - ZC](#)

- 7.G. [COPN-22-002](#) Vineyard Commerce Park Concept Plan Amendment illustrating the  
[6](#) area to be used for stormwater related requirements, a fence, and  
fire access road located at the southern portion of 3819 Janitell Road  
consisting of 20,064 square feet.  
(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community

Development

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

**8. PRESENTATIONS/UPDATES**

**9. Adjourn**