

# City of Colorado Springs

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



## Meeting Minutes

**Wednesday, May 10, 2023**

**9:00 AM**

**Regional Development Center (Hearing Room)  
2880 International Circle**

## **Planning Commission**

## **1. Call to Order and Roll Call**

**Present:** 9 - Commissioner Almy, Commissioner Briggs, Commissioner Foos, Commissioner Hensler, Chair Hente, Commissioner Rickett, Commissioner Slattery, Alternate Griggs and Alternate Cecil

**Excused:** 2 - Vice Chair McMurray and Commissioner Raughton

## **2. Approval of the Minutes**

### **2.A. [CPC 23-229](#) Minutes for the April 12, 2023, Planning Commission Meeting**

Presenter:

Scott Hente, Chair of the City Planning Commission

**Motion by Commissioner Rickett, seconded by Commissioner Almy, to approve the minutes for the April 12, 2023, Planning Commission meeting. The motion passed by a vote of 7:0:0:2**

**Aye:** 7 - Commissioner Almy, Commissioner Briggs, Commissioner Foos, Commissioner Hensler, Chair Hente, Commissioner Rickett and Commissioner Slattery

**Excused:** 2 - Vice Chair McMurray and Commissioner Raughton

## **3. Changes to Agenda/Postponements**

## **4. Communications**

### **Peter Wysocki - Planning & Community Development Director**

Mike Tassi, Assistant Director of Planning provided an update in the absence of Peter Wysocki. The City Council approved the Reagan Ranch case that was heard in April's planning commission meeting.

## **5. 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.)

### **Roller Coaster Commercial Center**

- 5.A. [ZONE-23-00](#)** A zone change consisting of 3.53 acres from PBC/CR (Planned Business Center with Conditions of Record) to PBC (Planned Business Center [to be known as MX-M (Mixed Use Medium Scale)]) located at the southwest intersection of Roller Coaster Road and North Gate Boulevard

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

**This Planning Case was referred on the Consent Calendar to the City Council.**

**Approval of the Consent Agenda**

**Motion by Commissioner Rickett, seconded by Commissioner Almy, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 7:0:0:2**

**Aye:** 7 - Commissioner Almy, Commissioner Briggs, Commissioner Foos, Commissioner Hensler, Chair Hente, Commissioner Rickett and Commissioner Slattery

**Excused:** 2 - Vice Chair McMurray and Commissioner Raughton

**6. ITEMS CALLED OFF CONSENT**

**7. UNFINISHED BUSINESS**

**8. NEW BUSINESS CALENDAR**

**Capri at Flying Horse**

- 8.A. [CUDP-22-00](#) A Conditional Use Development Plan covering 5.154 acres allowing multi-family residential development in the PBC (Planned Business Center) zone district.

[20](#)

(Quasi-Judicial)

Presenter:

Kyle Fenner, Senior Planner, Planning & Community Development

**Staff Presentation:**

Kyle Fenner, Senior Planner, gave a presentation describing the scope and intent of the project.

**Applicant Presentation:**

Phil Stuepfert, HR Green representative presented on behalf of the applicant.

**Questions from Commissioners:**

Commissioner Briggs questioned the term “willing to listen” used in the applicant’s presentation.

Drew Balsick, applicant, clarified the term pertained to their willingness to adjust the plan based on residents’ comments and concerns during the neighborhood meetings.

Commissioner Briggs requested information on the types of conversations had with the residents and what changes were made.

Drew Balsick, applicant, noted the parking was adjusted and that they

were working with a design team to better "blend" the colors with the existing development as the result of comments from attendees of the Applicant's open house. He went on to say, they will offer a warm and cool-toned selection which is decided upon by management staff.

Commissioner Briggs noted the reason he brought this up is to ensure the residents' voices are heard.

Drew Balsick, applicant agreed they are taking this into high consideration.

**Public Discussion:**

Wanda Night, a resident of the neighborhood called in and shared her concerns about traffic going in and out of that development. She also stated that she thought her property value would be affected by this type of development.

Phil Stuepfert, applicant representative, responded to the traffic concern confirming the traffic study done showed no concerns. He doesn't feel the value of the property will be impacted. In reference to maintenance, he stated it will be privately maintained by Classic Communities.

Chair Hente asked the development would be managed by an HOA.

Phil Stuepfert, applicant representative, commented this property will not be managed by an HOA but will be managed by a management company.

Commissioner Slattery requested confirmation of the units being for sale or rentals.

Phil Stuepfert, applicant representative, answered most of these units will be for sale but some have the potential to be rented with the goal to be sold.

Commissioner Rickett requested clarity on a concern that Classic Communities was not maintaining a property accordingly based on the public comment.

Phil Stuepfert, applicant representative, reassured after the project is complete, the management company will ensure maintenance is occurring.

**Discussion and Decision of Planning Commission:**

Commissioner Almy commented he was supportive of the use being asked but felt the architecture and design seem to look more "industrial" and not consistent with the current community homes. His hope was that

the colors, structure and design are reviewed carefully.

Kyle Fenner, Senior Planner noted the applicant had requested a modification to the parking on the southern portion of the site. She added this had been reviewed with the traffic engineer who had no concerns and was in support. This was a request for a technical modification of the development plan.

**Motion by Commissioner Rickett, seconded by Commissioner Foos, to approve the Capri at Flying Horse conditional use development plan, based upon the finding that the conditional use request complies with the review criteria for granting a conditional use as set forth in City Code Section 7.5.704, and the development plan complies with criteria for development plans set forth in City Code Section 7.5.502, with a technical modification to change the parking on the southern access road adding nine spaces. The motion passed by a vote of 7:0:0:2**

**Aye:** 7 - Commissioner Almy, Commissioner Briggs, Commissioner Foos, Commissioner Hensler, Chair Hente, Commissioner Rickett and Commissioner Slattery

**Excused:** 2 - Vice Chair McMurray and Commissioner Raughton

## **9. PRESENTATIONS/UPDATES**

## **10. Adjourn**