



## Meeting Minutes - Draft Planning Commission

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Wednesday, March 12, 2025

9:00 AM

2880 International Cir., 2nd Floor, Hearing Room

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### 1. Call to Order and Roll Call

**Present:** 6 - Commissioner Hensler, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Gigiano

**Absent:** 3 - Vice Chair Foos, Commissioner Cecil and Commissioner Casey

### 2. Changes to Agenda/Postponements

### 3. Communications

**Andrea Slattery - Planning Commission Chair**

**Kevin Walker - Planning Director**

Kevin Walker, City Planning Director said City Council voted to approve the Southern Colorado Rail Park, annexation, zoning and land use plan unanimously and Council approved the Summit annexation, which the Planning Commission hear in October. Mr. Walker said the ADU was heard, and it is being postponed until their next meeting to continue to work on that item. AnnexCOS is being delayed and will go to Planning Commission in April or May. Mr. Walker said he will continue to work on the items from the joint City Council and Planning Commission meeting.

### 4. Approval of the Minutes

**4.A. [CPC 2563](#)** Minutes for the February 12, 2025 Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

**Attachments:** [CPC Minutes 2.12.25 Draft](#)

**Motion by Commissioner Rickett, seconded by Commissioner Sipilovic, to approve the minutes for the February 12, 2025, Planning Commission Meeting. The motion passed by a vote of 6-0.**

**Aye:** 6 - Commissioner Hensler, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Gigiano

**Absent:** 3 - Vice Chair Foos, Commissioner Cecil, Commissioner Casey, Alternate Benenati and Alternate Case

- 4.B. [CPC 2564](#) Minutes for the February 13, 2025 Joint City Council and Planning Commission Meeting

Presenter:  
 Andrea Slattery, City Planning Commission Chair

**Attachments:** [02132025 Joint City Council and Planning Commission Meeting Minutes AG](#)

**Motion by Commissioner Rickett, seconded by Commissioner Robbins, to approve the minutes for the February 13, 2025 Joint City Council and Planning Commission Meeting The motion passed by a vote of 6-0.**

- Aye:** 6 - Commissioner Hensler, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Gigiano
- Absent:** 3 - Vice Chair Foos, Commissioner Cecil, Commissioner Casey, Alternate Benenati and Alternate Case

**5. Consent Calendar**

**Motion by Commissioner Rickett, seconded by Commissioner Sipilovic, to approve the Consent Calendar The motion passed by a vote of 6-0.**

- Aye:** 6 - Commissioner Hensler, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Gigiano
- Absent:** 3 - Vice Chair Foos, Commissioner Cecil, Commissioner Casey, Alternate Benenati and Alternate Case

**North Star Sanctuary Non-use Variance**

- 5.A. [NVAR-24-0020](#) A Non-Use Variance to City Code Section 7.4.201-A to allow 2.94 acres where a minimum of 5 acres is required in the A (Agriculture) zone district located off Coyote Point Drive.

Presenter:  
 Chris Sullivan, Senior Planner, City Planning Department..Body

**Attachments:** [Staff Report](#)  
[Attachment 1 Project Statement Non-Use Variance Statement](#)  
[Attachment 2 Land Use Statement](#)  
[Attachment 3 Site Map](#)  
[Attachment 4 Master Plan Minor Mod](#)  
[Mineral estates Owner Notification Certification \(COS\) - signed.01.08](#)  
[7.4.201 GENERAL DIMENSIONAL STANDARDS](#)  
[7.5.526 NON-USE VARIANCE](#)

**6. Items Called Off Consent Calendar**

## 7. Unfinished Business

## 8. New Business

### Sunrise at Shiloh Mesa

- 8.A. [PDZL-24-0004](#) A Major Modification to the Shiloh Mesa at Woodmen Heights PDZ Land Use Plan changing 1.00 acre from Minor Public Assembly to Multi-Family Residential located at the northeast corner of Shiloh Mesa Drive and Mulberry Wood Drive. (Quasi-Judicial)

Related Files: PDZZ-24-0002; PDZL-24-0004  
<<https://cosprings-prod-av.accela.com/portlets/web/en-us/>>  
Located in Council District 6

The Shiloh Mesa at Woodmen Heights PDZ Land Use Plan is in association with the Sunrise at Shiloh Mesa Zone Change. The Sunrise at Shiloh Mesa Zone Change will have its first reading setting the hearing on March 25, 2025.

Presenter:

Tamara Baxter, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director, Planning Department

**Attachments:** [Staff Report Sunrise at Shiloh Mesa TPB](#)  
[Attachment 1 - Project Statement Zone Change](#)  
[Attachment 2 - Project Statement Land Use Statement](#)  
[Attachment 3 - Zone Exhibit](#)  
[Attachment 4 Land Use Plan Modification](#)  
[Attachment 5 - Public Comments](#)  
[Attachment 6 - Public Comment Responses](#)  
[Public Comments 3.4.25](#)  
[7.5.514 LAND USE PLAN](#)  
[7.5.516 MODIFICATION OF APPROVED APPLICATIONS](#)  
[Public Comment 3.12.25](#)

Tamara Baxter, Planning Supervisor, presented the application for Sunrise at Shiloh Mesa located in the northeast corner of Shiloh Mesa Drive and Mulberry Wood Drive. The proposed use is a planned development zone district with an airport overlay, multi-family residential uses with a 50-foot maximum building height and 49.99 maximum dwelling units per acre. Ms. Baxter said the proposal is for multi-family residential housing for affordable senior housing.

The applicant is also requesting a and associated parking reduction to accommodate the senior housing. She said staff is in the process of reviewing a development plan and subdivision plat administratively for this location. Ms. Baxter said the proposal for a 50-unit building requires 53 parking spaces, however the applicant is requesting it to be reduced to 32 parking spaces and the UDC does allow for adjustments to motor vehicle parking requirements. She said the applicant will be providing a shuttle which will be shared with their current affordable housing project off Templeton Gap and Austin Bluffs. Ms. Baxter said that it is also senior housing as part of the development plan for that project and they did request parking reduction. She said neighborhood services was contacted and there are no complaints at that location for parking reduction. Standard notification was done, and 13 comments were received regarding density, reduction in parking, invasion of privacy due to building height, compatibility, traffic and pedestrian safety. Agency review was completed, and all comments were addressed during review. The plan does comply with PlanCOS and staff finds the application meets the review criteria.

#### **Commissioner Questions**

Commissioner Rickett asked staff to confirm the dwelling units per acre and the building height. Ms. Baxter said the density is 15.3 dwelling units per acre and the height is currently 45 feet and the applicant is requesting an additional five feet.

Commissioner Hensler asked if the height and density that are triggering the zone change. Ms. Baxter said the land use plan identifies that location has a public assembly and it has to be modified to allow for multi-family.

#### **Applicant Presentation**

Jim Houk, Kimley-Horn introduced Don Masse to provide an overview of the project. Don Masse, Senior Project Manager, Greccio Housing who will be the sponsor and property manager of the project moving forward. Mr. Masse provided a history of Greccio and partnership. He said the project is a partnership with Woodmen Valley Chapel and the Center for Strategic Ministry and 25% of their residents are seniors. Mr. Masse referenced a 2022 City study which noted that seniors are one of the highest needs for affordable housing and one of the most vulnerable populations for homelessness. He said the complex is being built on one acre of land that was donated by the church, and they have a long-term service agreement in place with the church to provide continued support. Mr. Masse said they will have regularly scheduled meals and activities for the residents and the church is committed to provide 10 years of volunteer services. This includes a Greccio provided van for transportation for the residents 3 days a week, four hours at a time to shuttle residents to the grocery store, pharmacy and other errands. Mr. Masse said they have a similar project The Atrium at Austin Bluffs. It is a 54-unit, senior complex opened in

2021, and it is completely occupied with 400 people on a waiting list. He said there are 1600 people on a waiting list across their other properties.

Mr. Houk continued the presentation and said there is a density for the master plan that had never been met, and they are looking at an opportunity to introduce 50 multi-family units in the original plan. Mr. Houk provided pictures of the zoning area showing the site and went over the UDC requirements of the plan. He said the residents have different needs and different needs and traffic impacts will be much less than what was identified as part of the original master traffic study. Mr. Houk said they are providing an 80-foot setback on the north side of the property. He said the project was designed to be complimentary to the neighborhood. Mr. Houk said the high point on the church is 50 feet and they are asking for the relief on the proposed building. He said it was reduced to three stories on the north end to reduce site impact and compliment neighborhood transitions. Mr. Houk said Greccio is working with the HOA to address concerns.

#### **Commissioner Questions**

Chair Slattery said west of the site had been slated for a higher density units and now it is not and asked if they have the density of the original master plan and how it could potentially balance with the higher density being proposed. Mr. Houk said there was not a set use per acre identified, but at 300 multi-family mixed. He said they are not pushing outside of the natural progression of the development or master plan. Chair Slattery asked if the PUD was originally looking at 300 multi-family units and asked if the townhouse were 50 units. Mr. Houk said the original area identified, which is now townhomes, was identified as multi-family so there is not a big shift in the concept of the plan. Commissioner Hensler said the parapet height is 44 feet and asked what the height is on the flat section. Mr. Houk said the parapets covers the mechanical and the utilities on top. He said the stair wells are the pieces that extend beyond 44 feet. Commissioner Hensler asked if the current design elevations exceeds or approach the 50-foot maximum. Mr. Houk said the peaks of the stairwell are 50 feet and the remainder of the building is 44 feet.

Commissioner Rickett asked staff if code allows five feet for elevators to exceed zoned height. Ms. Baxter said yes, five feet is allowed.

Commissioner Robbins said the questions from the public that were against the project have been answered and there will be less traffic with the type of facility proposed. Commissioner Robbins asked if there could be softer lights on the exterior to address some comments and asked about the location of the dumpster. Mr. Houk said they will follow the standards of lighting, with cut-off fixtures and nothing will leak over the property line and will continue to work with the architects. He said the dumpsters were pulled back and they are 70 feet

from the property line and tucked within the parking lot.

### **Public Comment**

John Mulder, a founding director and Board Member for the Center for Strategic Ministry, longtime Elder of Woodmen Valley Chapel spoke in support of the project. Mr. Mulder said the first thing the organization did was sign a contract with the City to run the West Side Center back in 2010 and ran for the City when they were looking to shut the center down. He said they ran the center for 12 years. Mr. Mulder said they did a needs assessment to see what the church could do for the City and a low-income housing was a huge need, specifically senior housing in the neighborhood. He said they have a written memorandum of understanding, and they have been doing different housing projects in the City. Mr. Mulder said they are very much in favor of the project and the church is trying to lend a hand.

### **Commissioner Comments**

Commissioner Rickett said he does not know if he has seen a project accommodate the public comments as well as this one has by moving everything to the south and creating a big buffer to the neighboring community. Commissioner Rickett said they also stayed within the intent of the code with density and the structure fits within the original code intent. Commissioner Rickett said he is in support the project.

Commissioner Sipilovic said they responded to the public comments by moving structure to the south end of the property as well as the landscape buffer between the fence and the property and is in support of the project and appreciates the applicants listening to the public comments.

Commissioner Robbins said he agrees and will be in support of the project.

Commissioner Gigiano said she appreciates the consideration for the comments and is in support of the project.

Commissioner Hensler said she concurs and said it is a great use.

Chair Slattery said it is great to see communities coming together and different entities to meet the long-term needs of the community.

**Motion by Commissioner Rickett, seconded by Commissioner Hensler, to recommend approval to City Council the Major Modification of the Shiloh Mesa at Woodmen Heights PDZ Land Use Plan based upon the findings that the proposal complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514.**

**The motion passed by a vote of 6-0.**

**Aye:** 6 - Commissioner Hensler, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Gigiano

**Absent:** 3 - Vice Chair Foos, Commissioner Cecil, Commissioner Casey, Alternate Benenati and Alternate Case

- 8.B.** [PDZZ-24-0002](#) Ordinance No. 25-43 amending the zoning map of the City of Colorado Springs pertaining to 1.00 acre located at the northeast corner of Shiloh Mesa Drive and Mulberry Wood Drive from PDZ/AP-O - CAD/SS-O (Planned Development Zone District with Airport Overlay - Commercial Airport District and Streamside Overlay Zones; Mixed-Use Development, 45-foot maximum building height, 15.38 maximum dwelling units per acre) to PDZ/AP-O (Planned Development Zone District with Airport Overlay; multi-family residential use, 50-foot maximum building height, 49.99 maximum dwelling units per acre) (Quasi-Judicial) (Second Reading and Public Hearing).

Related Files: PDZZ-24-0002; PDZL-24-0004

<<https://cosprings-prod-av.accela.com/portlets/web/en-us/>>

Located in Council District 6

The Shiloh Mesa at Woodmen Heights PDZ Land Use Plan is in association with the Sunrise at Shiloh Mesa Zone Change. The Sunrise at Shiloh Mesa Zone Change will have its first reading setting the hearing on March 25, 2025.

Presenter:

Tamara Baxter, Planning Supervisor, Planning Department

Kevin Walker, Planning Director, Planning Department

**Attachments:** [Ordinance Sunrise at Shiloh Mesa TPB](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Exhibit](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Sunrise at Shiloh Mesa Draft CPC minutes 3.12.25.pdf](#)

**Motion by Commissioner Rickett, seconded by Commissioner Hensler, to recommend approval to City Council the zone change of 1.00 acres from PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays; Mixed-Use Development, 45-foot maximum building height, 15.38 maximum dwelling units per acres) to PDZ/AP-O (Planned Development Zone with Airport Overlay; Multi-Family Residential, 50-foot maximum building height, 49.99 maximum dwelling units per acre) based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.**

**The motion passed by a vote of 6-0.**

**Aye:** 6 - Commissioner Hensler, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Gigiano

**Absent:** 3 - Vice Chair Foos, Commissioner Cecil, Commissioner Casey, Alternate Benenati and Alternate Case

**Prospect Village - A Tiny House Community**

- 8.C. [ZONE-24-00](#) A Zone Map Amendment (Rezoning) consisting of .78 acres (34,048 square feet) located at 3103 North Prospect Street from R-5 (Multi-Family High) to R-Flex High. (Quasi-Judicial)

[17](#)

Presenter:

William Gray, Senior Planner, City Planning

**Attachments:** [Staff Report Prospect Village](#)

[Attachment 1-Vicinity Map](#)

[Attachment 2-Flanagans Subdivision](#)

[Attachment 3-Zoning Map](#)

[Attachment 4-Context Map](#)

[Attachment 5-Public Comment](#)

[Attachment 6-Prospect Village Community Meeting](#)

[Attachment 7-Impact Analysis](#)

[Attachment 8-Development Plan](#)

[Attachment 9-Project Statement](#)

[Attachment 10-Final Plat](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

William Gray, Senior Planner presented the application for Prospect Village located at 3103 North Prospect Street on .78 acres. Mr. Gray said the land use is currently a vacant single-family residential. The application is comprised of a rezoning, conditional use, development plan and five development standard adjustments. Mr. Gray said the area was annexed into the City in 1970 as part of the Flanagan subdivision and the property was developed in the 1930's. Mr. Gray presented aerial photographs of the property. The applicant is requesting to rezone the property from R5 to R-flex high and a conditional use for a Tiny House Community. Mr. Gray said there are single-family homes in the surrounding area. The development plan is proposing 18 tiny homes each of those at approximately 330 square feet including a front porch approximately square feet. The homes are laid out around the perimeter of the property to all for a central walkway and provides access to on-site parking. Mr. Gray said the



existing home and detached garage are being converted into community room and storage space for the Tiny House village. There is off-street parking and on-street parking available and new landscaping will be introduced. Mr. Gray said this is the first Tiny House Community conditional use standards have been utilized since the adoption of the UDC. The development standards adjustment relates to the minimum lot area and the applicant is asking to reduce the minimum lot area from 1,000 square feet to 650 square feet. Mr. Gray said there are not private lots for the tenants, but private space. He said the second adjustment is a separation from adjacent residential where the code requirement is 10 feet, and the applicant is requesting to reduce to five feet. The third adjustment is the separation from public right-of-way from 20 feet to should do that feet. Mr. Gray said the applicant is requesting a reduction of the on-street parking requirement from one space to a half space per unit. He said the last adjustment is the separation between tiny homes from 10 feet to 6 feet. The compensating benefit being proposed with the project is affordable housing that serves young adults through the We Fortify Program. Mr. Gray said the application meets the criteria for PlanCOS. The application was reviewed by City agencies and comments have been addressed and or revised plans will be submitted to address comments. Standard notification was made and 15 comments were received in support and opposition. Opposing comments included traffic, setbacks, parking density and crime. Supporting comments focused on the projects mission and a good fit for the neighborhood. Staff finds the application meets the review criteria.

#### **Commissioner Questions**

Commissioner Rickett asked if staff checked with code enforcement on a similar project that was approved four years ago. Mr. Gray said he will check with code enforcement. Commissioner Rickett asked staff to confirm the density and unit count on the lot. Mr. Gray said the property is zoned R5 and the maximum allowed density is 25 units per acre and the maximum density allowed is a R-flex high is also 25 dwelling units per acre. He said the building height would allow for a multi-story building.

Commissioner Hensler said since the R5 and R-flex provisions are similar and asked if there is a mechanism to adjust it in the future. Mr. Gray said it is something that could be addressed with the project UDC scrub.

Commissioner Rickett said he wanted the public to understand it to address the comments. He said the density does not change and the alternative structure could be three or four stories tall with the same density and not come before the Planning Commission.

Commissioner Hensler said they are potentially changing the zoning which would allow for a slightly higher density in the future if the Tiny Home Village

goes away.

#### **Applicant Presentation -**

John Olson, Owner of Urban Landscapes, presented the application for Tiny Home Village located near Flannagan Park. Mr. Olson showed arial images of the site and said the area has bus lines on the street. He said their goal is to help provide programing from We Fortify provided at Working Fusion.

Shelley Jensen, our CEO, executive director and founder of We Fortify, showed images of the current Working Fusion Village. Ms. Jensen said the village is three years old and has served 37 people with over 131 people on a wait list. She said it is a preventative from the chronic homeless perspective. Ms. Jensen said We fortify was incorporated in December of 2019, and they are social impact community builders. She said they have a new division called Noble Division and they are in the process of building a 40-unit village for teachers at Harrison School District 2 per their request after visiting the Fusion Village. Ms. Jensen said their mission is the Elevate Village and they will use the Noble Village to financially prep the Elevate Villages. She said the Elevate Villages will support adults between the ages of 18 and 25 and come to them from care referral providers within the City. Ms. Jensen said all of their residents are background checked. She said Prospect Village will be almost identical to Working Fusion and the programming services will be extremely consistent and the only difference is they are moving to a modular building since they now own the land. Ms. Jensen said the house and garage that are currently on the property will be used for community services and storage space. She said the homes are fully furnished. They will also provide therapy, life skills curriculum and living wage career. Ms. Jensen said community is incredibly important for helping people transition out of the cycle of poverty and that is why they are keeping the density to 18 units.

Mr. Olson presented images showing Prospect Village and the proposed zoning map amendments. He also shared their ideas of the proposed zoning and why it meets their needs. Mr. Olson showed an image of the existing house is and how it will be utilized. He said they want their residents to feel together for a community aspect. Mr. Olson said most of their clients will not have cars and some parking spaces will be provided, however, that is why they asked for reduced parking. He said there are gates for the Fire Department for access. Mr. Olson showed several other images of the property.

#### **Commissioner Questions**

Commissioner Hensler asked what the ratio of cars to residents at the other project. Ms. Jensen said less than 50%, however a goal is to have the residents obtain their driver's licenses. before they leave as that is considered a life skill but does not equate to them buying a car because due to financial

restrictions. Ms. Jensen said there are two staff members every week are they are not always there at the times time and parking has never been an issue, unless there is a Switchbacks games, however they now have parking permits. Mr. Olson said they have six parking spaces along Prospect Street and eight spaces in the parking lot.

Ms. Jensen said the pictures provided show the houses as white, however there will be color that will blend with the neighborhood. Mr. Olson said there are murals along the alley and gardens on the properties.

Chair Slattery asked in the original Mill Street location how much square footage per home was there and how does it compare to the new location. Ms. Jensen said the homes are about 60 feet larger.

Chair Slattery asked what the setback is now where the home is sited. Mr. Olson said they are asking for a development standards adjustment it terms of the setback. Chair Slattery asked if the existing lot configurations on the north and south boundaries are currently the side yard setback. Mr. Gray said yes, and the setback adjustment being made is not to the R-Flex standards. He said the use standards for Tiny House Communities impose another setback requirement of 10 feet. Chair Slattery asked what the square footage per home on the site is in the existing development. Mr. Olson said they did not have that with Working Fusion, but it was designed in a similar way.

Commissioner Robbins asked where the Fire Department would have entry. Mr. Olson said there is Knox lock access for pedestrian use and truck access would be on Arcadia and they will be ale to reach all the homes. He said Neighborhood Services said both of those complaints were resolved in a prompt manner.

Mr. Gray showed the revised plan which addresses the clearance issues related to CSU. Mr. Olson said there is a space on the southern part of the property that will be used for fruit trees.

### **Public Comment**

Max Stuckey, a resident of the neighborhood spoke in support of the project. Mr. Stuckey said he would have hopped the project would be for seniors but still thinks that it is a good project. He said the neighborhood is touch and go with crime. He said there is a retirement village across the street, and this could be a good combination and hopes they are successful in managing the property.

Tom Flemming, a resident of the neighborhood spoke in opposition of the project. Mr. Flemming said they have an approved development plan for the property for five duplexes. He said he is opposed to the change is zoning. Mr.

Flemming said it was an R5, and they have a lot of money invested in the development.

**Commissioner Comments**

Commissioner Rickett said from a code standpoint and programming standpoint for the community he is in support of the project.

Commissioner Sipilovic said he supports the project and appreciates the applicants serving that demographic.

Commissioner Robbins said he appreciates what the applicants are doing for the youth, and they have answered his questions.

Commissioner Gigiano said she appreciates the passion and dedication and is in support of the project.

Commissioner Hensler said the applicants have proven their program works and is support of the project.

Chair Slattery thanked the applicants for applying a thoughtful design with an eye on the community and it will benefit the residents.

**Motion by Commissioner Rickett, seconded by Commissioner Sipilovic, to recommend approval to City Council the Zone Map Amendment (Rezoning) from R-5 (Multi-Family High) to R-Flex High consisting of .78 acres (34,0478 square feet) located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Zone Map Amendment (Rezoning) as set forth in City Code Section 7.5.704.**

**The motion passed by a vote of 6-0.**

**Aye:** 6 - Commissioner Hensler, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Gigiano

**Absent:** 3 - Vice Chair Foos, Commissioner Cecil, Commissioner Casey, Alternate Benenati and Alternate Case

- 8.D. [CUDP-24-00](#) Conditional Use to allow a Tiny House Community in the R-Flex High zone district located at 3103 North Prospect Street. (Quasi-Judicial)

[14](#)

Presenter:

William Gray, Senior Planner, City Planning

**Attachments:** [7.5.601 CONDITIONAL USE](#)

**Motion by Commissioner Rickett, seconded by Commissioner Sipilovic to recommend approval to City Council the Conditional Use to allow a Tiny**

House Community land use in the R-Flex High zone district located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for Conditional Use as set forth in City Code Section 7.5.601.C.2 with the following conditions:

1. Conditional Use applies only to Lot 1, Prospect Village.
2. The number of tiny homes is limited to 18.
3. The Tiny House Community, its owner, heirs and assigns shall limit the occupancy of each tiny home to residents with a household income that is at or below 50% Area Median Income.

The motion passed by a vote of 6-0.

**Aye:** 6 - Commissioner Hensler, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Gigiano

**Absent:** 3 - Vice Chair Foos, Commissioner Cecil, Commissioner Casey, Alternate Benenati and Alternate Case

- 8.E. [DEPN-24-01](#) A Development Plan for a Tiny House Community consisting of 18 tiny homes, community building, and resident storage building in the R-Flex High zone district consisting of .78 acres (34,048 square feet) located at 3103 North Prospect Street. (Quasi-Judicial)
- [23](#)

Presenter:  
William Gray, Senior Planner, City Planning

**Attachments:** [7.5.515 DEVELOPMENT PLAN](#)

Motion by Commissioner Rickett, seconded by Commissioner Sipilovic, to recommend approval to City Council the Prospect Village - A Tiny House Community Development Plan based upon the findings that the request complies with the criteria for a Development Plan as set forth in City Code Section 7.5.515, with the following conditions:

1. An approved Final Drainage Letter is provided.
2. Add note to the Development Plan under the Project Description subheading stating:

The Tiny House Community, its owner, heirs and assigns shall limit the occupancy of each tiny home to residents with a household income that is at or below 50% Area Median Income.

3. A completed Geologic Hazard Study Not Applicable Form is provided.
4. Add a note regarding fire access to the Development Plan stating:

An all-weather reflective sign with white background and red reflective letters will be provided on the gate that indicates "Fire Department Access".

5. Add a note regarding the existing well to the Development Plan stating:

Use of the existing ground water well will require an augmentation plan with Colorado Springs Utilities and the water would be metered and billed at an

augmentation rate. There is no guarantee that an augmentation plan would be approved by Colorado Springs Utilities.

- 6. Relocate and/or modify water and wastewater service lines to meet horizontal separation requirements for Tiny House No. 4, 9, 8, 10 and 11.
- 7. All City Review Agency comments are fully addressed.

The motion passed by a vote of 6-0.

**Aye:** 6 - Commissioner Hensler, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Gigiano

**Absent:** 3 - Vice Chair Foos, Commissioner Cecil, Commissioner Casey, Alternate Benenati and Alternate Case

- 8.F. [DVSA-25-00](#)  
[01](#) A Development Standards Adjustment to City Code Section 7.3.301.D.1.b(2) to allow a minimum lot area/dwelling unit of 950 square feet where 1,000 square feet or one-and-one half (1-1/2) times the gross floor area of the Tiny House, whichever is larger, is required, located at 3103 North Prospect Street. (Quasi-Judicial)

Presenter:  
William Gray, Senior Planner, City Planning

**Attachments:** [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

**Motion by Commissioner Rickett, seconded by Commissioner Sipilovic, to recommend approval to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.1.b(2) to allow a minimum lot area/dwelling unit of 690 square feet where 1,000 square feet or one-and-one half (1-1/2) times the gross floor area of the Tiny House, whichever is larger, is required, located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition:**

- 1. Development Standard Adjustment applies only to Lot 1, Prospect Village.

The motion passed by a vote of 6-0.

**Aye:** 6 - Commissioner Hensler, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Gigiano

**Absent:** 3 - Vice Chair Foos, Commissioner Cecil, Commissioner Casey, Alternate Benenati and Alternate Case

- 8.G. [DVSA-25-00](#)  
[04](#) A Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated five (5) feet from an adjacent Residential or Mixed-Use zone district where ten (10) feet is required located at 3103 North Prospect Street. (Quasi-Judicial)

Presenter:  
William Gray, Senior Planner, City Planning

**Attachments:** [7.3.301 RESIDENTIAL USES](#)  
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

Motion by Commissioner Rickett, seconded by Commissioner Sipilovic, to recommend approval to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated five (5) feet from an adjacent Residential or Mixed-Use zone district where ten (10) feet is required located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition:

1. Development Standard Adjustment applies only to Lot 1, Prospect Village.

The motion passed by a vote of 6-0.

- Aye:** 6 - Commissioner Hensler, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Gigiano
- Absent:** 3 - Vice Chair Foos, Commissioner Cecil, Commissioner Casey, Alternate Benenati and Alternate Case

- 8.H. [DVSA-24-00](#) A Development Standards Adjustment to City Code Section  
[05](#) 7.3.301.D.3(a) to allow a Tiny House to be separated ten (10) feet from any adjacent public right-of-way where 20 feet is required located at 3103 North Prospect Street. (Quasi-Judicial)

Presenter:  
 William Gray, Senior Planner, City Planning

**Attachments:** [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)  
[7.3.301 RESIDENTIAL USES](#)

Motion by Commissioner Rickett, seconded by Commissioner Sipilovic, to recommend approval to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated ten (10) feet from any adjacent public right-of-way where 20 feet is required located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition:

1. Development Standard Adjustment applies only to Lot 1, Prospect Village.

The motion passed by a vote of 6-0.

- Aye:** 6 - Commissioner Hensler, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Gigiano
- Absent:** 3 - Vice Chair Foos, Commissioner Cecil, Commissioner Casey, Alternate Benenati and Alternate Case

- 8.I. [DVSA-24-00](#) A Development Standards Adjustment to City Code Section  
[06](#) 7.3.301.D.8 to allow the parking standard for a Tiny Home

Community to be one-half (1/2) space per Tiny House where one (1) space per Tiny House is required located at 3103 North Prospect Street. (Quasi-Judicial)

Presenter:  
William Gray, Senior Planner, City Planning

**Attachments:** [7.3.301 RESIDENTIAL USES](#)  
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

**Motion by Commissioner Rickett, seconded by Commissioner Sipilovic, to recommend approval to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.8 to allow the parking standard for a Tiny Home Community to be one-half (1/2) space per Tiny House where one (1) space per Tiny House is required located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition:**

1. Development Standard Adjustment applies only to Lot 1, Prospect Village.

The motion passed by a vote of 6-0.

**Aye:** 6 - Commissioner Hensler, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Gigiano

**Absent:** 3 - Vice Chair Foos, Commissioner Cecil, Commissioner Casey, Alternate Benenati and Alternate Case

- 8.J.** [DVSA-24-00](#) A Development Standards Adjustment to City Code Section 7.3.301.D.3(b) to allow a Tiny House to be located six (6) feet from another Tiny House where 10 feet is required located at 3103 North Prospect Street. (Quasi-Judicial)

[11](#)

Presenter:  
William Gray, Senior Planner, City Planning

**Attachments:** [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)  
[7.3.301 RESIDENTIAL USES](#)

**Motion by Commissioner Rickett, seconded by Commissioner Sipilovic, to recommend approval to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.3(b) to allow a Tiny House to be located six (6) feet from another Tiny House where 10 feet is required located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition:**

1. Development Standard Adjustment applies only to Lot 1, Prospect Village.

The motion passed by a vote of 6-0.



**Aye:** 6 - Commissioner Hensler, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Gigiano

**Absent:** 3 - Vice Chair Foos, Commissioner Cecil, Commissioner Casey, Alternate Benenati and Alternate Case

**9. Presentations**

**10. Adjourn**