



# City of Colorado Springs

Regional Development  
Center  
2880 International Circle  
Colorado Springs, CO  
80910

## Meeting Minutes Planning Commission

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Wednesday, April 12, 2023

9:00 AM

2nd Floor Hearing Room

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### 535 East Costilla Street

- 4.A. [ZONE-22-00](#) An ordinance amending the zoning map of the City of Colorado Springs relating to 1.779 acres located near the southwest corner of East Costilla Street and South El Paso Street from PIP-1/CR (Planned Industrial Park/Condition of Record) to MX-M (Mixed-Use Medium Scale)

[19](#)

(Quasi-Judicial)

Related Files: COPN-22-0019

**Presenter:**

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

**Staff Presentation:**

Matthew Alcuran, Planner II, gave a presentation describing the scope and intent of the project.

**Questions from Commissioners:**

Commissioner Rickett questioned the decision made to break up the projects.

Matthew Alcuran explained the project includes both the north and south structures. The lower section is not intended for multi-family use.

**Applicant Presentation:**

Andrea Papierski, Matrix Design Group was present to answer any questions and provide a presentation if requested.

**Public Discussion:**

Chris Rudnick, a resident of the neighborhood, questioned the impact this project would have on their water and sewer. After providing background of the Hillside neighborhood and its infrastructure relating to the underground piping, he stated the concern comes from the possible impact on the water supply causing insufficiencies in their homes. He ended by questioning if a possible sewer rebuild can handle a large influx of sewage.

Jason Alwine, applicant representative, responded to the resident stating they are in the concept plan and rezone stage. They will work with CSU regarding both sanitary and water services to assess the capacity and conditions of those lines before construction moves forward. He adds, there were no concerns with drainage impact according to Swint's study.

**Discussion and Decision of Planning Commission:**

Chair Hente noted the resident has valid concerns and they will be addressed once the project is in its development stages.

Katie Carleo, Planning Manager, reiterated all project concerns are reviewed with their partners at CSU and Stormwater before any development plan is approved.

Commissioner Briggs questioned if the community would have a chance to comment as CSU is looking at the issues.

Katie Carleo confirmed all major development applications go through a standard notification process.

Commissioner Briggs questioned if this case would come back to Planning Commission for approval of the development plan.

Katie Carleo stated it would not return to the commissioners as the zone change in the concept plan would set it for administrative approval.

Commissioner Briggs sought further details as to when the next opportunity would be for public comment.

Katie Carleo confirmed the public can comment again at the end of the process when postcards are mailed to the neighborhood and staff is available to answer questions throughout the project.

Commissioner Briggs requested a reminder of the appeal process.

Katie Carleo noted an appeal can be made 10 days after administrative approval.

**Motion by Commissioner Rickett, seconded by Commissioner Almy, to recommend approval to the City Council the zone change of 1.779 acres from PIP-1/CR (Planned Industrial Park/Condition of Record) to C-5 (Intermediate Business (to be known as MX-M (Mixed-Use Medium Scale)) based upon the findings that the change of zoning request complies with the three (3) criteria for granting a zone change as set forth in City Code Section 7.5.603(B). to the City Council. The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Commissioner Almy, Commissioner Briggs, Commissioner Foos, Chair Hente, Vice Chair McMurray, Commissioner Raughton, Commissioner Rickett and Commissioner Slattery

**Absent:** 1 - Commissioner Hensler

- 4.B.** [COPN-22-0019](#) A Concept Plan application proposing multi-family residential development with a density of 30-40 dwelling units per acre.

(Quasi-Judicial)

Related Files: ZONE-22-0019, COPN-22-0019

Presenter:

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

**Motion by Commissioner Rickett, seconded by Commissioner Foos, to recommend approval to City Council a Concept Plan for the 535 East Costilla Street Multi-Family project, based upon the findings that the request meets the review criteria for granting a Concept Plan, as set forth in City Code Section 7.5.501(E). The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Commissioner Almy, Commissioner Briggs, Commissioner Foos, Chair Hente, Vice Chair McMurray, Commissioner Raughton, Commissioner Rickett and Commissioner Slattery

**Absent:** 1 - Commissioner Hensler