

# City of Colorado Springs

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



## **Meeting Minutes - Draft**

**Wednesday, September 13, 2023**

**9:00 AM**

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

## **Planning Commission**

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

- Present:** 7 - Commissioner Almy, Commissioner Briggs, Commissioner Foos, Commissioner Hensler, Chair Hente, Commissioner Rickett and Commissioner Slattery
- Absent:** 3 - Vice Chair McMurray, Commissioner Raughton and Alternate Cecil

**2.A. Approval of the Minutes**

**2.A.A. [CPC 23-457](#)** Minutes for the August 9th, 2023, Planning Commission Meeting

**Attachments:** [CPC Minutes 8.9.23 DRAFT](#)

**Motion by Commissioner Rickett, seconded by Commissioner Almy, that this Minutes be accepted 2.A.A. CPC 23-457 Minutes for the August 9th, 2023, Planning Commission Meeting The motion passed by a vote of 7-0.**

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

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

**2.B. Changes to Agenda/Postponements**

**3. Communications**

Peter Wysocki said to expect a full agenda for the October meeting.

Commissioner Slattery asked Chair Hente about rules of engagement for the October meeting. For any given item he will accept one extended presentation from the public up to 15 minutes long, given they have four people who cede their time. All others will still be able to speak for 3 minutes each. Mr. Wysocki offered to present a plan to manage that meeting at the next informal meeting and Mr. Hente agreed.

**Peter Wysocki - Planning + Neighborhood Services Director**

**4. Consent Calendar**

**Motion by Commissioner Rickett, seconded by Commissioner Hensler, that this be accepted 4. Consent Calendar The motion passed by a vote of 7-0.**

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

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

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.)

**Catalogy**

- 4.A. [UVAR-23-00](#)  
[04](#) A Use Variance application to allow animal care facility use for a cat kennel within the MX-M zone district (Mixed-Used Medium Scale) where it is currently not a permitted nor a conditionally permitted use under the Unified Development Code (UDC).

Presenter:

Kerri Schott, Planner II, Development Review Enterprise.  
Peter Wysocki, Planning Director, Planning & Development  
Department

**Attachments:** [Staff Report\\_KLS\\_Catolgy](#)  
[Land Use Statement\\_KLS\\_Catolgy](#)  
[PlanCOS Vision Map](#)  
[7.5.527 USE VARIANCE](#)  
[UV Catolgy ventilation response to Commissioners](#)

### Colorado Springs Airport Filing 1D

- 4.B. [ZONE-23-00](#)  
[18](#) First reading of an ordinance amending the zoning map of the City of Colorado Springs relating to 8.197 acres located at 4415 Grinnell Blvd from APD AO APZ-2 (Airport Planned Development with Airport Overlay and Accident Potential Subzone 2 Overlay) to MX-M (Mixed-Use Medium Scale with Airport Overlay and Accident Potential Subzone 2 Overlay) for the purpose of setting a public hearing date for October 24, 2023 and providing notice of the ordinance.

Presenter: Austin Cooper, Planner II, Planning & Neighborhood  
Services

Peter Wysocki, Director, Planning & Neighborhood  
Services

**Attachments:** [Exhibit A - Legal Description\\_V3\\_08-29-23](#)  
[Exhibit B - Zoning Depiction\\_V3\\_08-29-23](#)  
[Staff Report](#)  
[Vicinity Map](#)  
[Figure 1 Project Statement](#)  
[Figure 2 Land Use Statement](#)  
[Figure 3 COPN-22-0003](#)  
[Figure 4 Peak Innovation Project Statement](#)  
[Mineral Estate Owner Notification Certification Affidavit](#)

### North Gate Boulevard Additions No. 8 & 9

- 4.C. [ANEX-23-0005](#) North Gate Boulevard Addition No. 8 located along North Gate Boulevard at the intersection of Struthers Road consisting of 1.37 acres.

Presenter:  
Katelynn Wintz, Planning Supervisor, Planning and Neighborhood Services Department

Proposed Motion:  
Recommend approval to City Council the annexation of 1.37 acre as the North Gate Boulevard Addition No. 8 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Section 7.6.203.

**Attachments:** [Exhibit A - Legal North Gate Blvd Add No 8](#)  
[Exhibit B - Plat North Gate Blvd Add No 8](#)  
[StaffReport Northgate ANEX](#)  
[Project Statement - North Gate Blvd 8 and 9](#)

- 4.D. [ANEX-23-0006](#) North Gate Boulevard Addition No. 9 located along North Gate Boulevard located west of the intersection of Struthers Road consisting of 0.55 acres

Presenter:  
Katelynn Wintz, Planning Supervisor, Planning and Neighborhood Services Department

Proposed Motion:  
Recommend approval to City Council the annexation of 0.55 acre as the North Gate Boulevard Addition No. 9 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Section 7.6.203.

**Attachments:** [Exhibit A - Legal North Gate Blvd Add No 9](#)  
[Exhibit B - Plat North Gate Blvd Add No 9](#)  
[StaffReport Northgate ANEX](#)  
[Project Statement - North Gate Blvd 8 and 9](#)

**Woodmen Road Addition No. 2**

- 4.E. [ANEX-23-0007](#) Woodmen Road Addition No. 2 located along Woodmen Road northwest of the intersection with Chapel Lane consisting of 1.6 acres.

Presenter:

Katelynn Wintz, Planning Supervisor, Planning and Neighborhood Services Department

**Attachments:** [Exhibit A WoodmenRoadAdd2 LegalDesc](#)  
[Exhibit B - Plat Woodmen Road Add No 2](#)  
[StaffReport WoodmenANEX](#)  
[Project Statement - Woodmen Road Addition No 2](#)

## **5. Items Called Off Consent Calendar**

## **6. Unfinished Business**

## **7. New Business**

## **8. Presentations / Updates**

- 8.A. [CPC 23-461](#) An informational report for the 2022 Planning & Community Development Annual Report

Presenter: Morgan Hester, Planning Manager  
Peter Wysocki, Director, Planning & Neighborhood Services

**Attachments:** [2022 Planning and Community Development Annual Report](#)  
[2022 Annual Report](#)

## **9. Adjourn**