



Meeting Minutes - Draft Planning Commission

Wednesday, June 12, 2024

9:00 AM

Regional Development Center (Hearing Room)
2880 International Circle

1. Call to Order and Roll Call

Present: 8 - Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Casey

Excused: 1 - Commissioner Briggs

2. Changes to Agenda/Postponements

3. Communications

Peter Wysocki - Planning + Neighborhood Services Director

Mr. Wysocki welcomed the new commissioners.

4. Approval of the Minutes

[CPC 2310](#) Minutes for the May 8th, 2024, Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

Attachments: [CPC Minutes 5.8.24 Draft](#)

Motion by Commissioner Rickett, seconded by Vice Chair Foos, to approve the minutes for the May 8th, 2024 Planning Commission Meeting. The motion passed by a vote of 5-0-1-3.

Aye: 5 - Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery

Absent: 1 - Commissioner Briggs

Abstain: 3 - Commissioner Robbins, Commissioner Sipilovic and Commissioner Casey

5. Consent Calendar

Motion by Commissioner Rickett, seconded by Vice Chair Foos, to approve the Consent Calendar. The motion passed by a vote of 8-0-1.

Aye: 8 - Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Casey

Absent: 1 - Commissioner Briggs

Shops at Woodmen

- 5.A. [ZONE-22-00](#)
[01](#) A zone change consisting of 3.28 acres located at 7410 Horseshoe Road from A/AP-O (Agriculture with Airport Overlay) to MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay). (Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning + Neighborhood Services

Attachments: [Staff Report - Shops at Woodmen](#)

[Attachment 1 - Land Use Statement](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Exhibit A - Legal Description](#)

[Attachment 4 - Exhibit B - Legal Depiction](#)

VCA Animal Urgent Care

- 5.B. [NVAR-24-00](#)
[03](#) A Non-Use Variance to City Code Section 7.3.303 (A)(1)(a) to allow a small animal clinic to be located 44' from the property line where 55' is required located at 3703 Bloomington St. (Quasi-Judicial)

Presenter:

Logan Hubble, Planner II, Planning + Neighborhood Services

Attachments: [VCA Animal Hospital Staff Memo](#)

[Attachment 1 Project Statement](#)

[Attachment 2 Site Plan](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Amphitheater Parking

- 8.A. [PUDD-24-00](#)
[02](#) Major modification to the Polaris Point South Filing No. 4 Development Plan for the Sunset Amphitheater regarding relocating off-site parking and providing for new adjacent parking that creates 272 additional parking spaces located at 13045 Spectrum Loop.

(Quasi-Judicial)

Presenter:

Kyle Fenner, Senior Planner, Planning + Neighborhood Services

Attachments: [Staff Report CPC Amphitheater Major Mod v.2](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Major Modification DP Sunset Amphitheater](#)

[Attachment 3 - Parking Proximity Map](#)

Senior Planner Kyle Fenner gave an overview of this application. This is a major modification to an approved PDZ Development Plan. There is no change of use and no change of zoning. In most cases, this would have been an administrative decision and would not have come before the Planning Commission; however, approval of the PDZ required that this be brought before this body.

The project proposal is to change the location of required off-site parking to serve the amphitheater. This would surrender the 475 parking spaces that were going to be provided 1.2 miles away at The Classical Academy and create two new parking lots that will provide a total of 747 parking spaces that are adjacent to the amphitheater.

Staff is proposing a change to General Note #40, which requires any changes will require City Planning Commission approval. The proposed change would be that it may require City Planning Commission approval.

Public notice was provided in the standard 1,000 feet and no comments were received. During public agency review, comments were received by Traffic Engineering and the United States Air Force Academy, which were addressed during review.

Staff finds that all criteria have been met.

Commissioner Rickett asked if the PDZ was reviewed for this application. Ms. Fenner said this project is specific to parking only and would not require a re-review of the development plan. Commissioner Rickett asked about the physical properties of the development, such as backsets from property lines. Acting Assistant Director Katie Carleo answered that this PDZ falls to baseline code. During review, they would have looked at everything from code requirements for parking for these use types and that is what is not only met, but exceeded.

Chris Lieber with NES gave a presentation on behalf of the applicant. He said he feels this plan better aligns with comments that were heard in terms of being able to provide additional parking closer to the venue and also improves pedestrian access.

The traffic plan was thoroughly reviewed with this proposal and there will be no significant changes to access points. They are aware that the bridge over Voyager Parkway has not been completed and their plan accounts for that.

The venue is required to have 2,000 parking spaces and, with this proposal, they will have 2,811 parking spaces. In the original development plan, it was stated that 70% of all parking spaces would be within a half-mile radius. With this proposal, that number will be 82%. They do anticipate 8-10 shuttles between the venue and Bass Pro and Compassion International.

There is an Evolutionary Special Event Traffic Control Plan to be used during events that includes temporary lane adjustments, signal modifications, traffic control staff, directional signage and real-time message boards. This plan is designed to keep traffic out of residential neighborhoods.

Questions from Commissioners:

Vice-Chair Foos asked why this was not available during the original development plan. He also asked about the one-acre parking lot. Mr. Lieber said that the land was not previously available and that has changed. The one-acre parking lot is part of the strategy to minimize the amount of traffic that is searching for parking.

Commissioner Casey asked when they anticipate these parking lots to be available. Mr. Lieber said they will be ready for opening day in August.

Commissioner Hensler asked if these parking lots are intended to be permanent or might they be developed into something else in the future. Mr. Lieber said they are permanent.

Commissioner Robbins asked what the projected finish date is for the Voyager bridge. Bob Mudd, President and COO of Notes Live, said it is between November 15th and December 1st. Commissioner Robbins asked if the parking lots will be cordoned off when there are no events. Mr. Mudd said it will be fenced and controlled parking.

Commissioner Rickett asked whether they have parking agreements with any other entity besides Bass Pro and Compassion International. Mr. Mudd said the third agreement was with The Classical Academy (TCA), which they will no longer be using. Commissioner Rickett asked how long the agreements are for and Mr. Mudd said he believes they are for five years. Mr. Mudd said they have a commitment to provide 70% of the parking available and, if there was ever a condition where that was not available, they are required to pro rata reduce the occupancy of the amphitheater.

Commissioner Cecil asked if the venue still has the option to pursue parking with TCA if this application was not approved today. Mr. Mudd said they do. Commissioner Cecil noted that moving the majority of parking to Spectrum Loop will move a much higher volume of traffic to that area and she asked how the traffic plan was modified to accommodate that. Mr. Mudd said they revised all the traffic counts and readdressed the ingress and egress points to ensure that they maintained an acceptable level of service.

Commissioner Cecil asked if uniformed officers were added to the plan. Mr. Mudd said they will contract 8-12 Colorado Springs Police Department officers

to control those intersections and to influence the variable signage. Commissioner Cecil said her question is more about the pulling in and out of ride share vehicles and impediment of traffic flow. Mr. Mudd said there are 30 dedicated spaces for those and it is a managed area that is adjacent to the amphitheater.

Chair Slattery asked to hear from City Traffic Engineer Todd Frisbie. Mr. Lieber first introduced Curtis Rowe with Kimley Horn to speak, as he did the original analysis on determination of parking spaces. Mr. Rowe explained how they came up with the 82%. He confirmed that includes the on-street parking.

Chair Slattery asked about parallel parking on the street and how that may impede traffic flow. Mr. Rowe said they anticipate the parking happening in such a manner that, as traffic arrives, cars will pull into those spaces without having to back into them. All of the spaces will be the standard length to allow for parallel parking. Spectrum Loop is designed to allow adequate space for cars to go around, if necessary.

Commissioner Robbins asked about nearby residents potentially parking on the street. Mr. Rowe said the apartment complex was designed to have enough parking spaces for its residents, but Spectrum Loop is a public street.

City Traffic Engineer Todd Frisbie said they did review the traffic study submitted by the applicant and they are comfortable with it. He said he believes the venue is in a good location for access. He said with any venue like this, there will be back ups and they will learn from it and adjust.

Commissioner Cecil asked how the lanes on Spectrum Loop will be used. Mr. Frisbie said the entire road has been re-striped and each side has parking, then a buffer bike lane, traffic lane, center turn lane and repeated the other way. Commissioner Cecil asked why a protected bike lane wasn't considered. Mr. Frisbie said that requires a physical barrier and that street is not a heavy bike corridor, so it was not considered.

Commissioner Cecil asked for confirmation that the landscape plan was completed. Mr. Lieber said that has been completed for both parking lots and went through the standard city review process.

Public Comment - None

Motion by Commissioner Rickett, seconded by Commissioner Cecil, to approve the Polaris Point South Filing No. 4 Development Plan Major Modification based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.515.D and 7.5.516.D. with the following modification: That general note #40 remain unchanged. The motion passed by a vote of 8-0-1.

Aye: 8 - Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Casey

Absent: 1 - Commissioner Briggs

9. Presentations

10. Adjourn