



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Meeting Minutes Planning Commission

Wednesday, March 13, 2024

11:00 AM

Regional Development Center (Hearing Room)
2880 International Circle

1. Call to Order and Roll Call

Present: 8 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner Cecil, Commissioner Rickett and Chair Slattery

Excused: 1 - Commissioner McMurray

8. New Business

Colorado Springs Fire Station #24

- 8.C. [ZONE-23-0034](#) A zone change consisting of 4.78 acres located at 2465 Interquest Parkway from A (Agricultural) to PF (Public Facility).
(Quasi-Judicial)

Presenter:

Kyle Fenner, Senior Planner, Planning + Neighborhood Services

Attachments: [Staff Report_ZONE-23-0034_CSFD Station #24](#)
[Attachment #1 Rezone Project Statement](#)
[Attachment #2 Land Use Statement & Waiver Request](#)
[Attachment #3 Zone Change Exhibit](#)

Chair Slattery recused herself from this item based on her employment and work on Fire Station #24. Kyle Fenner, Senior Planner, presented the scope of project to the Planning Commission Board. The applicant, Steve Dubay, also presented the scope of the project to the board.

Commissioner Rickett sought clarification on how the item justified a zone change from Agricultural to Public Facility. He expressed confusion regarding how criteria 4 had been met. Katie Carleo, Land Use Planning Manager, explained that PF is the zone district encompassing all of Colorado Springs utilities and fire station #24. She asserted that it was the appropriate zone district according to the staff's assessment. Additionally, she mentioned that a zone change is typically accompanied by a land use plan or a land use plan waiver. She pointed out that the conditions for a land use plan waiver allow for a land use statement. She emphasized that this was only one of the six criteria that needed to be met, particularly applicable for areas under 10 acres, and it aligned with what would become a development area. Commissioner Rickett stated he would be in support of this project with a condition.

Commissioner Hensler emphasized the importance of the development plan and permit process during a lengthy hearing concerning public facility height restrictions during the water tank project. She stressed the necessity of ensuring clear communication and understanding of the design to avoid any future issues. She questioned whether it was feasible to make adherence to the development plan a condition of the record.

Motion by Commissioner Hente, seconded by Commissioner Briggs, to recommend approval to City Council the zone change of 4.78 acres from A (Agriculture) to PF (Public Facility) 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, with the following technical modification:
a. That all outstanding comments made by the Licensed Surveyor be addressed and satisfied prior to 2nd Reading by City Council.
The motion passed by a vote of 6:1:1:1.

Aye: 6 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente and Commissioner Cecil

No: 1 - Commissioner Rickett

Absent: 1 - Commissioner McMurray

Recused: 1 - Chair Slattery

