CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

THURSDAY, JANUARY 15, 2015

CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE
COLORADO SPRINGS, COLORADO 80903

CHAIRMAN SHONKWILER CALLED THE MEETING TO ORDER AT 8:30 A.M.
THE MEETING ADJOURNED AT 9:47 P.M.

PRESENT:	**ABSENT:**
Donley	McDonald
Henniger	
Markewich	
Gibson	
Phillips	
Shonkwiler	
Smith	
Walkowski	

ALSO IN ATTENDANCE:
Mr. Peter Wysocki, Planning and Development Director
Mr. Marc Smith, City Senior Corporate Attorney

RECORD OF DECISION
Moved by Commissioner Markewich, seconded by Commissioner Phillips, to approve the December 18, 2014 Record of Decision. Motion carried 8-0 (Commissioner McDonald excused)

Moved by Commissioner Markewich, seconded by Commissioner Henninger, to approve the October 16, 2014 Record of Decision. Motion carried 8-0 (Commissioner McDonald excused).

CITY OF COLORADO SPRINGS PLANNING COMMISSION
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COMMUNICATIONS

Mr. Wysocki announced a new employee Mike McConnell a new Planner I at the Development Review Enterprise. Also the joint meeting between the Planning Commission and the City Council is scheduled for February 12, 2015 after the regular informal planning commission meeting. The meeting will be held in room 102 of the City Administration Building from 9:30 a.m. to 11:30 a.m. Due to the joint meeting with City Council, the Traffic engineering presentation that was originally scheduled for February's informal meeting will need to be rescheduled.

RECORD OF DECISION

Moved by Commissioner Markewich, seconded by Commissioner Walkowski, to approve the November 20, 2014 Record of Decision. Motion carried 8-0.

CONSENT CALENDAR

ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
ITEM.: A.1 CPC ZC 14-00114 **ITEM.: A.2** CPC CP 14-00115 (Quasi-Judicial) **PARCEL NO.:** 6233201003 **PLANNER:** Meggan Herington	A request by NES, Inc. on behalf of Focus on the Family for the following development applications: 1. Rezone 41.7 acres from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center). 2. The Highlands at Briargate Concept Plan that illustrates a commercial center with a mix of retail, restaurant and a hotel. The property consists of 41.7 acres and is located west of Chapel Hills Drive, south of Briargate Parkway and north of Research Parkway.	

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

CONSENT CALENDAR

DATE: January 15, 2015
ITEM: A
STAFF: Meggan Herington
FILE NO.: CPC ZC 14-00114
CPC CP 14-00115
PROJECT: Rezone and Concept Plan for Focus on the Family

Disclosure- Potential Conflict of Interest:
Commissioner Donley announced that around 1992 he was the project manager of traffic study for Focus on the Family as he was subcontracted at that time by N.E.S. Inc, he states that he does not believe it is a conflict of interest as it was many years ago and he has not had any further interaction since but felt it worth disclosing for the record.

DECISION OF THE PLANNING COMMISSION
Moved by Commissioner Henniger, seconded by Commissioner Smith, to approve **Item A-File No. CPC ZC 14-00114 and CPC CP 14-00115**, the change of zoning from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center) based upon the finding that it complies with the review criteria of City Code Sections 7.5.603.B and 7.3.402.A. Motion carried 8-0 (Commissioner McDonald excused).

January 15, 2015
Date of Decision

Robert Shonkwiler
Planning Commission Chair

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

NEW BUSINESS CALENDAR

ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
ITEM NO.: 4 CPC MP 14-00059 (Legislative) **PARCEL NOS.:** 7401300060,25,26,70, 71,32,31,30,37, 7412200054,74013080 03,04,69 **PLANNER:** Steve Tuck	A request by Property Owners for the approval of the Rawles Open Space Neighborhood Master Plan. The area within the master plan boundaries is zoned R/HS (Estate, Single Family with Hillside Overlay), consists of approximately 73 acres and is generally located on both sides of Mesa Road south of 19th Street and north of Terrace Road.	

ITEM NO.: 5.A CPC CU 14-00110 **ITEM NO.: 5.B** CPC NV 14-00111 (Quasi-Judicial) **PARCEL NO.:** 6418115007 **PLANNER:** Ryan Tefertiller	A request by David Gorman of M.V.E. Inc. on behalf of Martin Newton of MPN LLC for the following development applications: A. The conditional use for 525 E. Kiowa Duplexes to allow the construction of two residential duplexes in the C6 (General Business) zone district. B. A Non-use Variance request for the 525 E. Kiowa Duplexes to allow four, two-bedroom residential units with four on-site parking stalls where seven (7) are required. C. The subject property is located at 525 E. Kiowa Street, is roughly 9,000 square feet in size, is zoned C6 (General Business), and is located on the south side of E. Kiowa Street between N. El Paso Street and N. Corona Street.	

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

NEW BUSINESS CALENDAR

DATE: January 15, 2015
ITEM: 4
STAFF: Steve Tuck
FILE NO.: CPC MP 14-00059
PROJECT: Rawles Open Space Neighborhood Master Plan

STAFF PRESENTATION
Mr. Tuck gives a presentation of application. Neighborhood group submitted master plan for this area that is zoned R/HS (Estate, Single Family with Hillside Overlay). The master plan is legislative and is an advisory document. This master plan establishes land use of single family and recognizes the rural character of Mesa Road.

Carl Schueler, Comprehensive Planning Manager, provides expansion on his comments (as provided in the staff report) as a reviewer of this project.

Brent Schubloom, System Extension Manager with Colorado Springs Utilities (CSU) added to staff's presentation. Brent gives some explanation to the city's line extension policy as it applies to wastewater, the way the policy is set forth in city code and utility tariffs. Generally for new development the property owner/developer is required to extend the waste water system infrastructure and connect all the new homes. The city code and city tariffs identify that any extension of the waste water facilities is the property owner/developers cost and expense. Furthermore, a connection is required if a property is within 400 feet or less of a waste water main. Many of the properties in this area are much further than 400 feet from a waste water main.

Commissioner Shonkwiler inquired regarding the policy on water. Mr. Schubloom stated that water would need to be extended as well. Commissioner Shonkwiler stated if someone had an existing 1000 square foot house and wanted to expand it to double in size, what would the utilities policy be as far as expanding the septic system, if waste water was not available? Mr. Schubloom stated that is something that El Paso County Environmental Health Department would handle. Commissioner Shonkwiler also inquired if someone had a new residence, say they had a vacant lot and build a new home with a septic system. Mr. Shubloom stated that situation does occur occasionally if you're outside the 400 foot boundary they could apply for a

permit and utilities would then review it and if it meets the various conditions, and then it would be approved.

Commissioner Markewich stated that with this master plan, the residents within the boundaries know what they are getting into in terms of in the future not having this waste water connection. He also inquired if there is any detrimental effect to any of the surrounding area's whether East, South or West, would anyone be damaged in the future by not having the ability to connect to a waste water system through this area? Mr. Shubloom replied not to his knowledge.

Commissioner Donley asked how far on the scale of the map (included in Exhibit A) is 400 feet. How many lots are included in the current extension policy? Mr. Shubloom replied he is not able to determine how many lots would be included, without a scale. Commissioner Donley asked if a lot was within that 400 foot radius, it has an ISDS (septic system) and it were to fail, would the city require them to connect to the sewer system? Mr. Schubloom responded, yes, if they were within that 400 foot radius. Commissioner Donley stated, again this master plan doesn't say that we're over riding the rules on sewer extension; the master plan can't replace those rules. Mr. Schubloom confirms that is correct. He also points out the area's for which changes need to be made to the master plan since they conflict with the city code and city tariffs:

In the draft master plan delete:

- Section V, Paragraph C 1: the last sentence of the paragraph reads: "Should sewer extension be mandated by the City for an exceptional reason, it should be at City cost, so as to avoid the necessity of high densities to offset significant cost." Colorado Springs Utilities recommends that sentence needs to be removed.
- Section IV, Paragraph 10: the last sentence of the paragraph reads: "Properties with existing septic systems should not be required to connect to the city sewer system and lose the cost of their investment." Colorado Springs Utilities recommends that sentence needs to be removed.

Commissioner Donley stated that septic systems, [ISDS systems] fail over time. So incrementally the prospect is that systems will fail, sewer lines will be extended, and additional systems up stream will be extended further and so in the longest term, were going to end up with a sewer line that goes all the way up Mesa Road. Mr. Schubloom stated, ideally, that is correct.

Mr. Tuck concludes staff's presentation, with recommending approval of the master plan with three technical changes:

1. Note density change of 0-1 dwelling units per acre instead of 0-1.99.
2. Delete the language that was recommend by Brent from Colorado Springs Utilities, for Section V, Paragraph C 1, delete the last sentence.
3. Delete the language that was recommend by Brent from Colorado Springs Utilities, for Section IV, Paragraph 10, delete the last sentence.

APPLICANT PRESENTATION
Bruce Warren, resident at 1560 West Mesa Road, stated that the code requires any developments to be harmonious and compatible with surrounding properties, and it encourages master planning so that neighborhoods can identify and protect significant features. The neighborhood group hopes to help set guidance and give clarity with this master plan to anyone in the neighborhood or any future owners.

James Kin, resident at 1530 Mesa Road, stated they want to preserve the neighborhood and its beauty of the open space. He also stated that this process he has provided in the Timeline (Exhibit A) had been inclusive and included neighborhood meetings, questionnaires and a committee.

Commissioner Walkowski asked in regards to the technical modifications that list the density at 0-1.99 he asked if they were in agreement with that. Mr. Kin stated no that they agreed with Mr. Tuck's recommendation of 0-1.0 dwelling units per acre.

Commissioner Markewich asked if the neighborhood group had the number of that were in favor of the master plan. Mr. Kin responded that Ms. Stith would be able to answer that question.

CITIZENS IN FAVOR
Ms. Stith handed out a packet of the neighborhood support (Exhibit B) that showed 28 in support of the 32 residents and that concluded her comments.

CITIZENS IN OPPOSITION
None

QUESTIONS:
Commissioner Donley asked where in the master plan recommendations was the density set at 0-1 units per acre. Mr. Warren stated that it was not in the document but would be added. Commissioner Donley asked why the statement and drawing in regards to Mesa Road and its character were not included. Mr. Warren stated that they included the description as Mesa Road, as it exists.

Mr. Tuck answered Commissioner Donley's questions: The density range was required by the city code for a master plan, but the applicant did not include it. The questions on Mesa Road specifications are listed on page 27 of the Staff Report, item number 7.

Commissioner Donley asked if the master plan is enforceable on subdivision activities. Mr. Tuck stated yes and this master plan is to be used in the evaluation of zone changes, plats and other development applications, but it is only advisory, as there is more discretion with a master plan. Commissioner Donley asked hypothetically if someone comes in and wants divide 4 acres, and want to subdivide into 8 lots, since it's allowed under zoning, but inconsistent with the master plan, so he asked whether or not it would come before the Planning Commission as a subdivision request being that it is inconsistent with the master plan. Mr. Tuck responded that with the kind of difference, twice the density recommended by the master plan that would be a significant change, so it could end up before the planning commission.

Commissioner Smith stated that this route is one of two ways he can commute from his home to downtown and he does enjoy the drive through the area. He understands that the Traffic Department has "okayed" the street [Mesa Road] as it is, but the area north of this area has a possibility of more development, perhaps apartments or other high density things that would travel this street so he wondered if there was a time when it could come before the planning commission whether this street does need to be changed from its rural appearance to something that is more of a minor arterial. Mr. Tuck responded that that could absolutely happen in the future but this document [the master plan] would help to guide that decision, but it could be that the growth in the surrounding area is such that this needs to be your typical minor arterial cross section, any of that is possible. We amend master plans regularly, we modify zoning regularly, so this doesn't preclude that from ever happening in the future but it does provide another tool to help us evaluate that possible project. There would be a public process, there could be an amendment to this master plan that the city would have to take on and further, convince the neighbors and others that this made sense. Mr. Kin added that this would allow us to engage with Traffic Department to come up with ideas to allow for greater traffic, but also maintain a rural character and that is the kind of relationship that they want to maintain to have with the city.

Commissioner Markewich asked Mr. Tuck to clarify the technical modifications that CSU has asked to be removed. The sections marked for modification in the master plan are:

- Section V-subsection C, Item number 1, remove last sentence of the paragraph that states "Should sewer extension be mandated by the City for an exceptional reason, it should be at City cost, so as to avoid the necessity of high densities to offset the significant cost."
- Section IV-item number 10, remove last sentence of the paragraph that states "Properties with existing septic systems should not be required to connect the city sewer system and lose the cost of their investment."

Commissioner Shonkwiler asked some policy questions in regards to Utilities. When an area is annexed into the city is the Utility department engaged in that process and able to say that the area that is being annexed in to the city and CSU will be able to provide utilities? Primarily Shonkwiler is inquiring about water and sewer; he asked if there is an obligation or an assumption that if a property is in the city limits and is zoned and so forth if there is any obligation on the part of the utility to provide those utilities and upfront some of the cost? He asked what the distinction is between infill projects versus something that is coming into the city from way out. He asked if there was any distinction in the ordinances that Mr. Schubloom earlier referred to. Mr. Schubloom responded that it does address the issues in the enclave areas but really what they broadly set forth is the cost obligation and that obligation is the responsibility of the property owner and the premise for that is not to spread the cost across a larger rate base.

Commissioner Shonkwiler asked what happens when there is an existing master plan that has an overlay area into the area that the said master plan is also proposed for, what happens, is one eliminated? Mr. Tuck stated that both are still in effect, just one has more specifics on the density. This new master plan is in a sense a refinement. Commissioner Shonkwiler asked what obligation we have to people that purchase property in an area that is master planned to and for them to be able to count on that master plan for their area. Mr. Tuck answered that all existing property owners were notified numerous times and are able to be a part of this open process. The master plan is also on file with the city planning department and a potential property owner can come in and learn about the neighborhood before they buy property.

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DECISION OF THE PLANNING COMMISSION

Commissioner Markewich stated that he feels that this is a better solution than that which was previously submitted and the neighborhood involvement was admirable. Based on city code 7.5.401 that discusses master plans and that this plan also consistent with our 2001 Comprehensive Plan, he will be in support of the master plan with the proposed items being removed in regards to utilities. He also stated that he wanted the neighborhood group to know that this document is somewhat of a blue print in the sense that it can be changed should a significant public need arise.

Commissioner Walkowski stated that the neighborhood did a great job with this and the master plan meets the criteria so he will be in support.

Commissioner Donley stated that he wished that the plan was clearer with regards to density. He also stated that most master plans have an implementation stage which would be a rezone. Otherwise, he was delighted and will be in support of the plan.

Commissioner Henninger stated that this master plan is an advisory document that overlaps another advisory document. He also understands that the group wants to preserve the area as it has been, but the group has a big challenge ahead of them with the development to the north of you as that will be the larger impact of any development along this stretch. He advised that they keep an open mind in regards to the type of road as the need of safe and proper roads might override anything that is in this master plan. He stated that he will probably approve this however the relevancy will be in question as time goes by.

Commissioner Smith stated that he is in support of the master plan.

Commissioner Phillips stated he was in support of the applicant.

Moved by Commissioner Smith, seconded by Commissioner Walkowski with assistance of technical specifications to approve **Item 4, file number CPC MP 14-00059,** the Rawles Open Space Master Plan based on the findings that the master plan meets the review criteria as set forth in the City Code Section 7.5.408 subject to compliance with the following technical modifications to the master plans:

1. Revise Section IV.2 on page 7 of the master plan recommendation to specify a density range of 0-1.0 dwelling units per acre.
2. Revise Section 4, item 10 of the master plan to delete the last sentence of that paragraph.

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3. Revise Section 5, item C-1 of the master plan to delete the last sentence of that paragraph

Motion carried 7-1 (Commissioner Shonkwiler opposed)

January 15, 2015	Robert Shonkwiler
Date of Decision	Planning Commission Chair

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

NEW BUSINESS CALENDAR

DATE: January 15, 2015
ITEM: 5.A – 5.B
STAFF: Ryan Tefertiller
FILE NO.: CPC CU 14-00110, CPC NV 14-00111
PROJECT: 525 E. Kiowa Duplexes

STAFF PRESENTATION
Mr. Tefertiller delivered a power point presentation.

Mr. Tefertiller stated that there was community feedback via e-mail and letters; positive feedback was received from the neighboring property to the west. Negative feedback was received from nearby property owners as well as the Middle Shook's Run Neighborhood Association. The concerns are related to parking, density of the project and architecture aspects.

Mr. Tefertiller advised that any multi-family project within a C-6 zone requires approval of a conditional use permit with the following three criteria:

1. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
2. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
3. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City

Mr. Tefertiller stated that the second application for this project consists of a Parking Variance, in which the standard parking requirements state that 7 off street parking stalls must be on the site. The plan indicates 4 under the car port and 4 immediately behind the stalls, making a total of 8 parking spots, however only 4 can be counted for zoning purposes. He advised that there is also on street parking on East Kiowa, immediately diagonal from the property. These diagonal stalls will be repainted with the project.

Staff finds that the project is consistent with the image and the City Comprehensive plan, therefore the staff's recommendations are to approve both applications based on the facts that they substantially comply with the review criteria and standards.

APPLICANT PRESENTATION

Dave Gorman with Monument Valley Engineers speaking on behalf of Martin Newton:

Mr. Gorman spoke on the concept of this project and the goal to provide higher density living quarters, closer downtown and in accordance with the Master Plan for that block. Designed to have single family size structures on the East and West, with a little more contemporary design than the similar location at 507 E. Kiowa.

Mr. Gorman reviewed a few modifications made to the development plans in order to address the neighborhood concerns. (Exhibit C). The main changes including; the sliding glass doors have been replaced with standard doors and the windows are more in line with the older houses next door.

Mr. Gorman then addressed the concerns with the parking situation by stating that the 55 foot lot does not allow for the parking spaces to be in a line, and placing the parking spaces on one side sacrifices the type of development and density the developer is going for.

Commissioner Phillips stated that a citizen by the name of Ms. Ann McKenzie has a concern about a fence that she does not want put up, and asked Mr. Gorman to speak on this topic.

Mr. Gorman replied by stating that the requirement by code is that there be a 6 foot opaque fence along the property line and that the owner has spoken with Ms. McKenzie and has suggested that instead they could put up a shorter metal fence along that line. Mr. Gorman believes that Ms. McKenzie is satisfied with this solution.

Commissioner Markewich stated that a citizen had a concern with a landscape buffer to the west and questioned whether or not there would be landscaping or a concrete pad as a buffer in between on the west side

Mr. Gorman advised that the west side is the open area of this project and that there is no sidewalk and the area is all landscaping with the exception of the southwest corner, which will have a trash enclosure and referenced (Included in Exhibit C).

Commissioner Markewich indicated that a citizen from the Middle Shook's Run Neighborhood Association abject to the conditional use to the development and he would like to know what the specific abjections are, what negotiations have taken place and if changes have been made since

October 28, 2014 to reflect the most recent concerns from Lewis Conner with Middle Shook's Run Neighborhood Association?

Mr. Gorman advised that he has seen their comments and has made adjustments to the architecture aspects of the project, as their concerns are from a visual standpoint. He then confirmed that the current plans include the most recent changes to comply with the surrounding neighborhood comments and they have not received any additional feedback on the revised plan.

Commissioner Walkowski asked for Mr. Gorman to confirm that the finished gray was going to be above the FEMA flood plain?

Mr. Gorman advised that yes, it would be.

Commissioner Shonkwiler asked Mr. Gorman to address the difference in lost size and requirements from 3 units per lot vs. 4.

Mr. Gorman stated that the difference is in the size and shape of the structures. In the previous project two structures were single family homes and the others were multifamily homes. In the current project to make full use of half the lot size they took advantage of placing the structures differently and stacking them.

Commissioner Shonkwiler asked for Mr. Gorman to speak on the concern that this lot has a C-6 zone and the plan is to use it for multifamily-residential, he would like to know how the zoning refers to the number of units for a lot, whether it is 3 or 6 per lot?

Mr. Gorman advised that he is not aware of any density requirements. However, there is a coverage requirement, and the zone would allow for 40% of the lot to be place under roof.

Ryan Tefertiller offered to clarify that in the C-6 zone in order to allow for a multifamily-residential-multifamily use they would utilize the R-5 standards, setbacks, heights and density requirements. In an R-5 zone the density minimum amount of lot area needed per unit is based on the height of the structure. So for a 2 story unit there would need to be 1,100 square feet per unit. A 9,000 square foot lot would allow for 8 units. Mr. Tefertiller advised that the same standards were used down the road a few years ago and in both projects the developer chose not to use the maximum number of units the density requirements would allow.

Commissioner Shonkwiler stated that as he understood it, to be granted a conditional use all of the options must have been explored to meet the requirements. He then asked Mr. Gorman to speak on the concern that all options were not explored?

Mr. Gorman advised that before they decided on the current plan, they looked at several configurations to meet Commissioners Shonkwiler's concerns and other configurations did not allow the developers to have the single family structures and landscaping desired for this plan.

Commissioner Shonkwiler suggested that a developments transportation needs and requirements should be solved first and structures built around that.

Commissioner Smith asked if the trash enclosure is considered as a temporary structure and can be removed if it needs to be.

Mr. Gorman advised that the trash enclosure is on a concrete pad and it is not un-allowable to have those types of things in the setback and that it is not something that is considered to be a building structure.

CITIZENS IN FAVOR
There were none present

CITIZENS IN OPPOSITION

1) Elecia Lee; owner of three properties in that block on E. Kiowa Street:

Ms. Lee stated that she supports the C-6 zone request, and has no abjections to granting the conditional use for this project. However, she has abjections to granting the non-use variance to accommodate the parking design for the following reasons:

- They are trying to accommodate parking for too many structures for the lot size.
- Although tandem parking has been allowed in the past, she does not feel that it should be granted for this street or alley.
- The zoning code prohibits backing into an alley and this can only be waived if there is clear visibility into the alley. She does not feel there is clear visibility due many items being stored at El Paso Glass and drivers cannot see this lot in time.
- One of the parking spaces is right next to the trash enclosure and she thinks a parked car will block access to the trash container as well as the door to the trash enclosure open out into the direction of the tandem parking place.
- The impacts to the available street parking in this area. She does not feel that there is an abundance of parking; the El Paso Glass Business uses parking Monday thru Friday and if additional street parking is being used for this development it will impact the available parking in the area.

- The design would like to see pitched roofs, normal front porches and a front porch roof so that it makes a better effort to fit in.

QUESTIONS:

Commissioner Philips asked Mr. Gorman to address Ms. Lee's concern about the safety of alley.

Mr. Gorman advised that the parking spaces are not right up against the alley property line, they are 20 feet long side the front of the building and another 5 foot from the property line. Referred to (Exhibit C). Mr. Gorman pointed out that in the exhibit the Westside fencing stops short so there is advisability there. On the East side there is a existing fence for El Paso Glass: our fence will stop where their fence stops leaving availability to the East.

Commissioner Smith asked Mr. Gorman to address Ms. Lee's concerns regarding the trash enclosure.

Mr. Gorman replied that the enclosure extends slightly pass the concrete wall adjacent to the trash enclose, a typical parking space is 18 feet long, the spaces on the map are about 20, so there is plenty of room.

Commissioner Markewich asked Mr. Tefertiller to address the concern Ms. Lee mentioned regarding a section of the code and backing into an alley.

Mr. Tefertiller advised that the City code does permit backing into an alley in a couple of situations:

- Single or two family homes
- Multifamily, if, 1) the backing does not cross a sidewalk, 2) there is no practical ability to provide the required parking without backing into the alley.

Mr. Tefertiller advised that, as the reviewing planner he supports that given the narrow 50 foot width and proposed number of units and bedrooms, this is the most practical and best solution to provide parking for this project. This is a low volume alley that connects to Kiowa, and the portions of the alley that are associated with El Paso Glass are very low.

Commissioner Markewich asked Mr. Tefertiller if in his prospective the applicant met the requirements of reviewing all possible options in order to grant the non-use variance.

Mr. Tefertiller confirmed, yes and addressed another parking issue per stake holder comments by stating that there is fairly good utilization of street parking on Kiowa.

Commissioner Donley wanted to address an item mentioned at the CPC informal meeting: he stated that the percentage in census tract 22 is 13.5 % for no car households.

Mr. Tefertiller wanted to clarify that census tract 22 is fairly large including areas South to fountain, East to Hancock and is a significant portion of the Hillside and Midshooks run neighborhood.

DECISION OF THE PLANNING COMMISSION

Commissioner Philips: Is in support of both 5.A and 5.B. He believes that these projects are consistent with the City Comprehensive plan and is an infill project.

Commissioner Markewich: Is in support of both 5.A and 5.B. He believes that the homes to the West will benefit by having the buffer that this project will provide for the neighborhood. That this project could have been designed as a higher density structure but the developer has done an admirable job filling the space. Commissioner Markewich stated that the project meets the non-use variance criteria for the parking design as well as the conditional use for the construction of the two duplexes.

Commissioner Gibson: Nothing to add at this time.

Commissioner Walkowski: Is in support of both 5.A and 5.B. He agrees that the conditional use criteria is met and there will be no substantial injury or adverse impact on the surrounding community.

Commissioner Henninger: As long as it complies with the City's comprehensive and master plan he will be in support of both 5.A and 5.B. In reviewing the request and visiting the property the only concern is the parking has to be done correctly to avoid conflicts with the traffic from El Paso Glass.

Commissioner Donley: Is in support of both 5.A and 5.B. The application meets the variance criteria because it is a narrow lot width and given the configuration of car movements it would be difficult to move through the site and create parking spaces. Therefore, the design meets the non-use variance criteria.

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Commissioner Smith: Is in support of both 5.A and 5.B. He finds that the plan meets the City Code that is referenced and agrees with City staff recommendations.

Commissioner Shonkwiler: Intends to support 5.A. Does not support 5.B; there is the opportunity for a design with the proper modifications needed to provide adequate number of parking spaces. He does not feel the neighborhood should be burdened with on the street parking.

Moved by Commissioner Walkowski, seconded by Commissioner Smith, to approve **Item No. 5.A-File No. CPC CU 14-00110 14-00011**, the proposed conditional use development plan, based upon the finding that the plan complies with the review criteria in City Code Sections 7.5.704 and 7.5.502.E. Motion carried 8-0 (Commissioner McDonald excused).

Moved by Commissioner Walkowski, seconded by Commissioner Smith, to approve **Item No. 5.B-File No. CPC NV 14-00111**, the proposed non-use variance to allow four on-site parking stalls where 7 are required, based upon the finding that the requests comply with the criteria in City Code Section 7.5.802.B. Motion carried 6-2; Commissioners Shonkwiler and Gibson opposed (Commissioner McDonald excused).

Commissioner Shonkwiler read into the record the City Appeal Process.

January 15, 2015	Robert Shonkwiler
Date of Decision	Planning Commission Chair

TIMELINE
OF PROCESS FOR PREPARATION OF A MASTER PLAN
FOR THE RAWLES OPEN SPACE NEIGHBORHOOD

- February 26, 2013 Authorization by City Council for preparation of master plan .

- October 21, 2013 Questionnaire mailed to neighbors requesting input of information regarding the characteristics of neighborhood.

- November 27, 2013 Notice of public meeting on December 10, 2013 issued by Planning Department to neighbors to discuss master plan.

- December 10, 2013 Public meeting of neighbors at Unity Church. Characteristics of neighborhood and critical issues identified. Planning Department solicited volunteers to form a drafting committee. Drafting committee formed by Planning Department.

- December, 2013 through May 2014 Drafting committee had numerous meetings and prepared a working draft of master plan incorporating information and comments received from neighbors.

- April, 2014 Notice of public meeting issued by Planning Department for May 13, 2014 meeting at Unity Church of neighbors to discuss working draft. Working draft of master plan sent to neighbors.

- May 13, 2014 Public meeting of neighbors at Unity Church. Working draft discussed and comments received.

- May 27, 2014 Request for comments regarding working draft issued by Planning Department to neighbors.

- May, 2014 to August, 2014 Comments from neighbors incorporated into working draft. Application for approval of plan and draft master plan filed with Planning Department.

- August 22, 2014 Planning Department issued its report on draft master plan with requested and suggested changes.

- August, 2014 to October, 2014 Drafting committee incorporates comments from Planning Department and neighbors.

- October 15, 2014 Copy of revised master plan sent to neighbors by drafting committee.

- December 10, 2014 The boundaries of the plan area were revised after neighbors near 19th street sent a request to the planning department that their properties be removed from the plan area. Final draft of master plan filed with Planning Department for review by Planning Commission and approval by City Council.

- December 16, 2014 Copy of master plan as filed with Planning Department sent to neighbors.

- December 30, 2014 Notice of Planning Commission hearing issued by Planning Department to neighbors for hearing on January 15, 2015.

- January 2, 2015 Property posted with Notice of Public Meeting of Planning Commission.

No objections to the content of the plan have been received.

October 21, 2013

Dear Rawles Open Space Neighbors,

As many of you know, the Rawles Open Space Neighborhood (ROSN) received approval from City Council this spring to the prepare a master plan for our neighborhood, which comprises Mesa Road and its tributaries between 19th Street and Commons Road. As we begin the process, we would like your input and ideas regarding what defines the characteristics of the Rawles Open Space Neighborhood and what is critical to preserve.

Attached is a short questionnaire. Please fill it out and return it to Karen Flitton Stith, 1450 Mesa Road, Colorado Springs, CO 80904. Please feel free to write at length if you wish. If the members of your household wish to submit separate responses, feel free to copy the materials. This survey will be followed up with small group meetings and a general meeting for everyone to discuss and provide input to the master plan process.

Our neighborhood has a rich and fascinating history. We have gathered some information about how this section of the Mesa developed but know there are many other stories that should be shared. We would like to gather as much information regarding that history as we can and share it in the master plan. There is an additional sheet for you to share your stories and history.

We appreciate your participation in the development of our master plan and look forward to hearing from you.

Rawles Open Space Neighborhood
Master Plan Committee

Bruce Warren
1560 Mesa Road
634-6728
Bnwarren45@gmail.com

Tad Foster
1565 Mesa Road
633-4229
tadfoster@tsfosterlaw.com

Karen Flitton Stith
1450 Mesa Road
634-4433
karenfstith@gmail.com

Laurel McLeod
4 Commons Road
633-8667
LMcLeod@ColoradoCollege.edu

James Kin
1530 Mesa Road
640-2259
Jwkin.gkh@gmail.com

George Maenz
1815 Mesa Road
475-7624
mesaroad@comcast.net

Master Plan Survey
Rawles Open Space Neighborhood Association

1. How long have you lived on or have you been familiar with the Mesa?

2. What attracted you to the Mesa?

3. What are the characteristics which define the Rawles Open Space Neighborhood?

4. What characteristics of the neighborhood do you want to preserve?

5. What issues should the master plan address?

6. Would you be willing to:
   a. Help eradicate invasive plants (Siberian elm, locust, thistle) in the neighborhood? _____
   b. Help maintain the Palmer Mesa Trail and dog poop bag stations? ____
   c. Help clean up trash along Mesa Road from 19th to Commons Road? _____

Name: _____

Address: _____

E-mail: _____

Share a story and/or some history of the Rawles Open Space Neighborhood:

_____

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_____

Name: _____

Address: _____

E-mail: _____

CITY OF COLORADO SPRINGS

Planning & Development
Land Use Review

PUBLIC MEETING NOTICE

On February 26, 2013 City Council authorized the Rawles Open Space Neighborhood to prepare a master plan for the neighborhood in conjunction with the City Planning & Development Department. The neighborhood is located on both sides of Mesa Road from 19th Street to Commons Road. The first step in that process is a public meeting to discuss the scope and purpose of the master plan and the process for its development. The meeting will be conducted and facilitated by City staff.

A master plan provides a guide to various issues concerning development of a neighborhood, most notably land use and density. A master plan may also serve as a statement of the character of the neighborhood and what is important for that neighborhood to preserve. A master plan does not affect any rights of property owners to develop, build or improve their properties as currently zoned or subdivided. A master plan is intended to achieve the following objectives:

A. To serve as a refinement of the Colorado Springs Comprehensive Plan;
B. To encourage coordination in the provision of City capital improvements;
C. To serve as a guide for future land use and transportation patterns;
D. To aid the City in making annexation decisions;
E. To analyze the impact of proposed development on public facilities and environmental quality;
F. To analyze the proportional fiscal impact of the proposed development on the City;
G. To identify and protect significant natural features;
H. To assure coordinated implementation of adopted City and utility plans; and
I. To serve as an information resource for residents and developers concerning future land use patterns and related development issues.

A master plan does not impose new regulations or governance processes, such as an architectural review board, on property owners. In addition, it can result in strengthened relationships among neighbors and help neighbors to better coordinate their efforts to identify, maintain and enhance the neighborhood's rural character and shared neighborhood amenities such as large lots, open space and trails.

The City Planning & Development Department will assist in the process of developing a master plan that reflects the character of the neighborhood and guides future development. The success of this effort depends on the neighbors' contributions and participation.

Meeting date and time: **Tuesday, December 10, 2013 at 6:30 PM**
Meeting location: **Unity Church in the Rockies, 1945 Mesa Road**

If you have questions contact the following City planner:
Steve Tuck, Senior Planner phone number: 719-385-5366 email: stuck@springsgov.com

PUBLIC MEETING NOTICE

Pursuant to authorization from City Council, the Rawles Open Space Neighborhood (rawlesneighborhood@gmail.com) met in a public meeting on December 10, 2014 to begin the process of preparing a master plan for the neighborhood in conjunction with the City Planning & Development Department. A master plan provides a guide to various issues concerning development of a neighborhood, most notably land use and density. A master plan may also serve as a statement of the character of the neighborhood and what is important for that neighborhood to preserve. A master plan does not affect any right of property owners to develop, build or improve their properties as currently zoned or subdivided.

In the meeting, the neighbors identified the characteristics of the neighborhood and the objectives and goals of the master plan. At the encouragement of the Planning Department at that meeting, volunteers were solicited and organized to prepare a draft plan. The drafting committee consisted of:

Greg Burrell
1825 Mesa Road

Laurel McLeod
4 Commons Road

Jane Warren
1560 Mesa Road

James Kin
1530 Mesa Road

Karen Flitton Stith
1450 Mesa Road

Alan Strass
1445 La Mesa Road

Enclosed is the committee's draft master plan for review and comment. A meeting of the neighborhood is scheduled to discuss the draft:

Meeting date and time: **Tuesday, May 13, 2014 at 6:30 PM**
Meeting location: **Unity Church in the Rockies, 1945 Mesa Road**

If you have questions contact the following City planner:
Steve Tuck, Senior Planner phone number: 719 385-5366 email: stuck@springsgov.gov

CITY OF COLORADO SPRINGS

PLANNING & DEVELOPMENT
Land Use Review

REQUEST FOR COMMENTS ON THE DRAFT RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

This postcard is a request for comments on the recently mailed draft of the Rawles Open Space Master Plan that was discussed at a public meeting on May 13, 2014. The Rawles Open Space Neighborhood prepared the draft master plan for review and comment from the neighbors. Before finalizing the draft and submitting the master plan application to the City the Neighborhood is requesting comments, suggested additions or changes to the draft on or before **June 16, 2014**. Comments on the draft may be sent to the City planner indicated below.

If you did not receive a copy of the draft master plan, have questions, or would like to be on the drafting committee to incorporate any changes into the final draft, contact the City planner indicated below.

Steve Tuck
Planning & Development Department
City of Colorado Springs
P.O. Box 1575, MC 155
Colorado Springs, CO 80901

email: stuck@springsgov.com

phone: 719-385-5366

PLANNING & DEVELOPMENT DEPARTMENT

CITY OF COLORADO SPRINGS

August 22, 2014

Mr. James Kin
1530 Mesa Road
Colorado Springs, CO 80904

RE: Master Plan for the Rawles Open Space Neighborhood – File No. CPC MP 14-00059

Dear Jim:

The City has completed the review of the above application. Prior to scheduling the application for a Planning Commission meeting submit to Land Use Review 4 copies of the master plan with the following revisions:

a. Provide in a single, distinct location the operative recommendations included within the document. Entitle the section Master Plan Recommendations. This section of the plan should be located in a prominent location or easily identified within the document. The intent of this heightened identification for the plan recommendations is to facilitate the use of the plan. The statements shall address recommendations for land use, density, zoning and infrastructure. Based on the intent expressed within the plan suggested recommendations include:
   1. The recommended land use is single-family residential with a density range of 0-1.00 dwelling units per gross acre. Reference the land use plan (map) which shows the boundaries of the master plan. Note the recommended land use type as residential with a density range of 0-1.00 dwelling units per acre and a minimum lot size of 1 acre. The map on page 10 could be used as the land use plan with the recommended land use and density indicated. The land use plan should be placed adjacent or on the same page with the plan recommendations.
   2. A condition of record via rezoning should be placed on the area indicting a minimum lot size of one acre (43,560 square feet).
   3. Proposed subdivisions shall be reviewed in conformance with the Hillside Overlay standards with slopes greater than 25% avoided for development and placed in preservation area easements.
   4. Mesa Road shall continue to serve as a minor arterial as indicated on the Intermodal Transportation Plan. However the planned cross-section for Mesa Road shall consist of two lanes (one lane in each direction), a bike lane on each side, no curb and gutter, no sidewalk along either side with the Palmer-Mesa Trail providing pedestrian access in lieu of the sidewalks. The recommended minimum width for the right-of-way of Mesa Road is 60 feet.

b. Include a reference in section I that indicates the area is presently within the boundaries of the Mesa Springs Community Plan, adopted in 1986, with land use designations of residential estate with a density of 0-2 dwelling units per acre and private open space. Note the Rawles Open Space Master Plan is a refinement of and consistent with the Mesa Springs Community Plan.

c. Provide clarification or correction in the following locations:
   1. On page 2 a reference is made to the "Ingrahams", but there is no previous reference as to who they are or what relevance they have to the neighborhood. Provide clarification.
   2. On page 3 (2 locations) revise "Colorado Springs 2010 Comprehensive Plan" to "Colorado Springs 2001 Comprehensive Plan".
   3. On page 7 (IV.B.1) indicate Mesa Road is classified as a minor arterial by the City's Intermodal Transportation Plan instead of by the City Transportation Department. In this section note the minimum right-of-way of Mesa Road is 60 feet, with some portions of the right-of-way 70 to 80 feet in width.

LAND USE REVIEW DIVISION
30 S. Nevada Ave., Suite 105 • Tel: 719-385-5905 • Fax: 719-385-5167
Mailing Address: P.O. Box 1575, Mail Code 155 • Colorado Springs, CO 80901-1575

4. On pages 6 (III.2) and 7 (IV.B.2) delete the references indicating Mesa Road should be reclassified as a collector street. Instead on page 7 indicate a right-of-way width of 60 feet is sufficient to accommodate the recommended street cross section of 2 lanes (1 in each direction), bike lanes on both sides and the Palmer Mesa Trail in lieu of sidewalks on both sides.
5. As recommended by Engineering Development Review & Stormwater (item 2) delete on page 8 (IV.B.3) the maximum speed limit of 30 MPH for Mesa Road.
6. On page 9 (IV.D.1) revise the "Colorado Springs 2020 Comprehensive Plan" to the "2020 Land Use Map in the Comprehensive Plan".
7. On page 10 (IV.D.4) add "Plan" after "Master".

d. As recommended by Comprehensive Planning (item 3.b) include additional information regarding the annexation and zoning of the area. To assist is the following information: the area around Commons Road was annexed in 1968 as part of the Mesa Addition and zoned "R" at the time of annexation. The remainder of the area was annexed in 1971 with Mesa Addition No. 2 and zoned "R" at the time of annexation.

e. As recommended by Comprehensive Planning (items 3.c and d) provide additional information regarding the potential density based on both the existing "R" zoning (20,000 square-foot minimum lot size) and the recommended 1 acre minimum lot size.

f. As recommended by Comprehensive Planning (item 3.e) include additional information regarding the wastewater systems which serve the area. This discussion should include the location of the existing wastewater main(s), limitations of on-site sewage systems (septic tank/leach field) with the minimum lot area permitted for this type of system (2.5 acres), and the necessity of wastewater main extensions if the 1 acre minimum lot area is to be obtained.

Listed below are comments received from the review agencies regarding the application. **If the comments listed below are not referenced in the items above, then the comments are for information purposes and are not required to be addressed for the master plan to be placed on a Planning Commission agenda.**

Comprehensive Planning –

I have reviewed this proposed privately initiated small area neighborhood master plan from the perspective of the City's Comprehensive Plan and the City's emerging infill and redevelopment initiatives.

From these perspectives there are four basic issue areas that should be addressed:

1) Should the minimum allowable residential lot areas be increased from the 20,000 SF now allowed, to no less than one acre (43,560 square feet) for any new lots.
2) Specifically, what does the 2001 Comprehensive Plan say about neighborhoods and neighborhood plans in this context?
3) If this Plan were adopted, should there be changes made to allow it to better perform its intended function?
4) What is the best and most appropriate mechanism to assure implementation going forward?

1) This development has a legacy as a very low density residential subdivision within the overall "Mesa" area of the City which tends to have significantly higher densities in most areas where it is developed. Although this area is zoned and expected to be a low density residential area, there is some hesitancy to further reduce the potential for limited infill activities. That said, the land use vision and pattern for the overall Mesa area is emerging with a preference for limited densities and maintenance of a low density semi- rural character for development and Mesa Road, in deference to the high visible profile of some of the Mesa, its environmental characteristics, and the role of Mesa Road as a connection to Garden of the Gods and other nationally significant landmarks. The trade-offs surrounding a choice to further limit future densities in this area are difficult. Although visible and in a fairly natural state, much of the developable property in this

subdivision does not have particularly steep terrain, especially when compared with other development in the vicinity. If one could "start from scratch" one could probably design a low density open space cluster development with a 20,000 SF minimum lot area, that did a fairly good job of respecting this environmental and semi-rural character and values. Lot by lot and case by case re-subdivision scenarios will make this integration with the landscape more difficult.

A pragmatic consideration associated with the basic density choice is that of the 43 developed or developable parcels 11, or over 25%, fall within the 1.75 to 1.99 acre density range. A strict interpretation of this proposed plan would preclude re-platting options for this significant proportion of lots that would approach but not strictly meet the new criterion. This has some relevance to issues 3) and 4).

Finally, although there may be limited benefit in requiring the homes in this area to undertake the expensive process of converting from septic systems to central sewer, as a matter of policy it would also not be prudent to rely on lot area minimums as a means of avoiding a possible future need to convert these systems at some point in the future..

2) In Chapter 2- *Neighborhoods*, the 2001 Comprehensive Plan has a variety of language that clearly supports the role of neighborhoods in advocating and planning for their unique characters. Some of the most pertinent language is excerpted below.

> *"Strategy N 101a: Encourage Neighborhoods to Define Their Own Geographic Areas*
> *Acknowledge the geographic areas of individual neighborhoods on the basis of such elements as home owner associations, tradition, period of construction, architectural styles, common subdivision patterns, major roads, or association with a church, school, park, or other civic or institutional use.*
> *Strategy N 102b: Encourage Active Participation in Decision-making from Residents and Property Owners*
> *Encourage active participation from residents, property owners and neighborhood-based organizations for land development, infrastructure and services planning, prioritization and decisions. Notify people and organizations that may be affected by these issues in a timely manner so they have an opportunity to participate in the planning, prioritization and decision-making processes.*
> *Objective N 2: Enhance Neighborhoods*
> *Preserve and enhance existing and established neighborhoods and support developing and redeveloping neighborhoods. While neighborhoods change over time, there are certain fundamental characteristics of most neighborhoods, such as natural features and landscaping, building and street patterns, historic and cultural features, parks, open space and schools, which need to be preserved in order to maintain their character. At the same time, there are new and developing residential areas that need to be supported so that they emerge as well-functioning neighborhoods.*
> *Policy N 201: Protect Established and Stable Neighborhoods*
> *Protect the character of established and stable neighborhoods through neighborhood planning, assistance to neighborhood organizations, and supportive regulatory actions.*
> *Strategy N 201a: Preserve and Enhance the Physical Elements that Define a Neighborhood's Character*
> *In considering development proposals, preserve the physical elements that contribute to a neighborhood's identity and character, such as natural features, buildings and development patterns, historic and cultural features, parks, open space and schools. Where appropriate, utilize historic preservation districts and conservation districts as tools to achieve preservation and enhancement of historic and cultural resources.*

Strategy N 201b: Revise Zoning and Subdivision Regulations to Recognize Neighborhood Character
Revise zoning and subdivision regulations to provide flexibility in code administration to recognize neighborhood character while respecting public safety concerns"

In summary, it would appear the Comprehensive Plan clearly supports neighborhoods planning and advocating for their special character. The Plan has less to say about the fundamental trade-off regarding density.

3) If this Plan is adopted consistent with its current intent, some changes are recommended to make it most clear and useful going forward:
    a. All of the operative recommendations of the Plan should be organized in single location within the document.
    b. The section on History should include when the property was originally zoned, assuming it was to the R-Estate category or something similar. This Plan could argue that at the time of original zoning there was not/ and still is not a category of residential zoning that better matches the density pattern in place at the time of zoning?
    c. The Plan should further analyze the potential maximum density impact that could occur under current zoning and make a case for why this might not be desirable.
    d. Then, the Plan should calculate the maximum additional residential density the could occur under the proposed density requirements
        i. Similarly, the practical mechanics of any potential replatting should be better addressed, particularly concerning how these new lots might obtain access.
    e. Obtain further input from CSU regarding the septic system/ central sewer facts and implications.
    f. The plan should have more on context with surrounding area, including directly adjacent densities.
    g. Some details
        i. Page 3 should refer to 2001 Comprehensive Plan and not 2010
        ii. Page 5 II.2 refers to Mesa as a rural road. It is not urban, but not rural either
        iii. Page 6 refers to maintaining "rural character". I'd reword to "rural residential character" since it is not rural even now
        iv. Page 7 refers to the current functional class of Mesa as a minor arterial, but then argues for a collector along with a speed limit of 30. I'd defer to PW on the speed limit, but it would be a hard case to make that this is a collector?
        v. Page 9 should refer to 2020 Land Use Map in the Comprehensive Plan rather than "2020 Comprehensive Plan"
        vi. Page 11 talks about fire mitigation but limits mostly for fire resistant materials versus fuels mitigation etc.
        vii. There is quite a bit of discussion of the natural environment but not too much about any natural constraints (such as slope) in this actual neighborhood

4) If this Plan is adopted, it is recommended that further implementation be pursed via some form of zoning action (PUD or zoning conditions of record?). Reliance solely on an inherently advisory master plan for detailed density guidance could be problematic when the Zoning Code allows one thing and the master plan advocates another. The Plan <u>and</u> the zoning should also clearly address intent with respect to the lots that would approach but do not quite meet the proposed 1-acre standard, if subdivided. Similarly, it might be even more challenging to rely only on the master plan to require some of the proposed design requirements.

For more information contact Carl Schuler at 385-5391.

Engineering Development Review & Stormwater –

1. Remove items 2 and 10 from section III.
2. Section IV-B will need to be revised. Currently, Traffic Engineering does not have roadway improvement plans for Mesa Road. However, future plans for Mesa Road will include, curb, gutter, sidewalk and bike lanes. Sidewalk maybe omitted and the trail on the west side of Mesa Road could serve as the primary pedestrian corridor but safety and accessibility improvements on the trail would be required with any future roadway improvements. The road classification will need to remain as a Minor Arterial, but a two lane minor arterial with bike lanes may be acceptable, therefore, the speed limit will remain at the current posted speed limit (35MPH). Remove item #3. Street lights provide motor vehicle and pedestrian safety and the Traffic Engineering Department will determine if streetlights on Mesa Road and at the intersections are warranted. The style and type of street light could help mitigate the appearance and illumination.
3. Please contact Kathleen Krager at 385-7628 to discuss the future of Mesa Road and the proposed master plan.

For more information contact Patrick Morris at 385-5075.

Traffic Engineering –

I am fine with the two lanes for Mesa Road, but we may want a bike lane someday. Trail will suffice in lieu of sidewalks. Bike lanes not needed at this time. I just want to be able to add them some day. ROW is good.

For more information contact Kathleen Krager at 385-7628.

Colorado Springs Utilities -

Action Items:

None, approval is recommended

Information Items:

- Current CSU Standards will apply and the time of Development Plan submittal(s), including the City Code requirement to connect to public wastewater.
- The applicant or their engineer should contact Contract Administration for any fees, reimbursements or recovery costs that may apply to this development (668-8111).
- CSU may require a contribution-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. With regard to natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
- Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable Natural Gas Codes or Colorado Springs Utilities' policies.
- Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
- Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
- Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org
- The water distribution system facilities must meet the Colorado Springs Utilities' criteria for quality, reliability and pressure. The static pressure of the water distribution system shall be a minimum of 60 psi. The phasing of the construction of utilities and subdivision filings shall ensure that no more than fifty (50) homes are on a single water main line at any given time.

For more information contact Ann Werner at awerner@csu.org or 668-8262.

Fire Prevention –
No 'disapproved' comments.
Attention comments:
No exceptions: CSFD does not have any exceptions with the master plan as submitted.
For more information contact Steve Smith at 385-7362.

Parks and Recreation –
The Rawles Open Space Neighborhood Master Plan should plan for future Palmer-Mesa Trail improvements which meet City Standards. City Parks would like to sit down with the applicant representatives and Staff to work through the opportunities and constraints of future trail improvements. Please have the applicant call to set up a meeting.
For more information contact Connie Perry at 385-5375.

Failure to submit the requested items within 180 days from the date of this letter will result in the application being formally withdrawn from consideration. Once withdrawn, any subsequent resubmittal will require the filing of a new application and payment of application fees.

If you have questions please call me at 385-5366.

Sincerely,

Steve Tuck
Principal Planner

C: File No. CPC MP 14-00059

RAWLES OPEN SPACE NEIGHBORHOOD

October 15, 2014

Dear Rawles Open Space Neighbor:

Enclosed is a revised Master Plan for the Rawles Open Space Neighborhood which incorporates all of the comments made by neighborhood residents and the comments made by the Colorado Springs Planning Department. A copy of the letter prepared by the Planning Department after the Department reviewed the first submission of this Master Plan is also enclosed, together with a response card.

This Plan is the result of almost two years of discussions among neighbors, initial hearings before the Planning Commission and the City Council, two general neighborhood meetings and interviews with long-time residents to gather information about the history and ecology of the Mesa.

Please review the Master Plan and the Planning Department letter carefully. We believe that you will be excited to be a part of this effort to preserve the graceful and peaceful rural character of our neighborhood which drew us all together here.

We are asking for your support for this Master Plan, which will be submitted to the Planning Commission soon for review and approval. If you have questions, please contact one of the individuals listed below. To support the Plan, please sign the enclosed, stamped response card and mail it back by Friday, October 24th.

Thank you for helping to preserve our unique neighborhood.

Jane Warren
1560 Mesa Road
janedwarren@gmail.com

Alan Strass
1445 La Mesa Street
alan.r.strass@gmail.com

Karen Flitton Stith
1450 Mesa Road
karenfstith@gmail.com

Tad Foster
1565 Mesa Road
tadfoster@tsfosterlaw.com

James Kim
1530 Mesa Road
jwkin.gkh@gmail.com

Laurel McLeod
3 Commons Road
LMcLeod@coloradocollege.edu

Gregory Burrell
1825 Mesa Road
cburr777@comcast.net

RAWLES OPEN SPACE NEIGHBORHOOD

c/o Karen Flitton Stith
1450 Mesa Road
Colorado Springs, CO 80904
karenfstith@gmail.com

December 16, 2014

Rawles Open Space Neighbors:

The Master Plan has been submitted to the Colorado Springs Planning Department. A copy of the plan as submitted is enclosed. The plan area has been changed to those properties surrounding the Rawles and Commons open space. Some of the properties near 19th Street advised us that, while they did not object to the content of the plan or the submission of the plan for approval, they preferred that their properties not be included in the planning area. Since these properties were not directly connected to the open space, the plan area was changed.

The plan will be presented to the Colorado Springs Planning Commission on January 15, 2015 at the City Council Chambers, 107 N. Nevada. The agenda begins at 8:30 am. The matter will be heard based on the agenda. You will receive a post card notice from the Planning Department confirming the date and location. The plan will then be presented to City Council, most likely at a meeting in February. Council makes the final decision on approval of the plan. You will be notified when the matter will be presented to City Council. The vast majority (over 80%) of the property owners have stated their support for the adoption of the plan. The drafting committee appreciates the input and continued strong support from the neighborhood.

Again, thank you for your help in preserving our unique neighborhood.

Rawles Open Space Neighborhood
Master Plan Drafting Committee

CITY OF COLORADO SPRINGS

PLANNING & COMMUNITY DEVELOPMENT

Reviewing Planner:	Plans can be reviewed at:	Hours of Operation:
Steve Tuck 719-385-5366 stuck@springsgov.com	30 S. Nevada, Suite 105 Colorado Springs, CO 719-385-5905	Monday – Friday, 8am-5pm

PUBLIC NOTICE

The City Planning Commission will hold a public hearing on a request by the Rawles Open Space Neighborhood for approval of the following application:

File No. CPC MP 14-00059 — The Rawles Open Space Neighborhood Master Plan. The area within the proposed master plan boundaries is generally located on both sides of Mesa Road, south of 19th Street and north of Terrace Road. The properties are zoned R/HS (Estate, Single Family with Hillside Overlay) and consist of approximately 73 acres. **The boundaries of the master plan were adjusted from the initial submittal by the elimination of 12 parcels located at the north end of area and on both sides of Mesa Road.**

The City Planning Commission will hold a public hearing on these applications. The Planning Commission meeting will be held on Thursday, January 15, 2015, in the City Hall Council Chambers, located at 107 North Nevada Avenue, Colorado Springs, CO. The meeting begins at 8:30 a.m., and continues until all items on the agenda have been heard.

You are welcome to attend this meeting and express your viewpoint concerning this proposal.
If you have questions contact the planner listed above.

To view this application and related documents, please visit www.springsgov.com, select "Land Use Review" from the Departments drop down list, and click on "LDRS-Plan Search." Type the entire file number, CPC MP 14-00059 within the "Enter the File Number" field and click on the "Run Query" button. You can view PDF documents by clicking on the links that appear on the left-hand side of the resulting page. To review the revised master plan go to "Correspondence". Please contact the planner listed above for assistance viewing this application.

Rawles Open Space Neighborhood Master Plan
Property Owners Approving the Plan
January 15, 2015

Borges, Kent and Stephanie DiCenzo
Bruder, Cheryl
Day, Birgitta and Jerry
Flitton, Karen Revocable Trust by Karen Stith, Trustee
Foster, Tad and Melissa
Hieronymus, Walter
Holding, Duane C. and Shirley Deppen
Hull Living Trust, by Marilyn and Leroy Hull, Trustees
Jones, Jean
Jones, Jean and Gerald
Karsh, Richard
Keeley, Jean, and Judy Jones
Kin, James and Eileen
Kinnaman, Charles and Virginia
Matthiesen Family Trust by Stephen Matthiesen
McLeod, Laurel, and Jim Allen
Meston, Kimberly and Steve
Moyers, Jana
Palmer Land Trust (William J. Palmer Parks Foundation) by Stephanie Thomas
Peterson, Judith
Saffarrans, Maurice
Sherwood Commons, by Nick Sherwood, Trustee
Starr, William
Starr, William and Margaret
Strass, Alan and Helene
Walter, Katherine (Katherine Tudor) and Robin Walter
Warren, Jane and Bruce
Webster, Marjory and MiRobin

Property owners who have not responded and/or have not opposed the plan.

Cronin, Tania
Dix, Mark
Hembre, Kristine and Donald
Matthiesen Brian and Rebecca

RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Kent Burges

Signature

KENT BURGES

Printed Name

Stephanie B. DiCenzo

Signature

Stephanie B. DiCenzo

Printed Name

Please return this card by October 24, 2014. Thank you!

RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Signature

J. Glen Day, Jr.

Printed Name

Signature

BIRGITTA DAY

Printed Name

Please return this card by October 24, 2014. Thank you!

1655 Mesa Rd.

RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Karen Flatten Revocable Trust

By: Karen F. Stith, Trustee

Signature

KAREN F. STITH

Printed Name

Signature

Printed Name

Please return this card by October 24, 2014. Thank you!

RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Tad S. Foster

Signature

TAD S. FOSTER

Printed Name

Melissa Foster

Signature

Melissa Foster

Printed Name

Please return this card by October 24, 2014. Thank you!

RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

W R Hieronymus - with some reservations

Signature

W R Hieronymus

Printed Name

Signature

Printed Name

Please return this card by October 24, 2014. Thank you!

RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Duane C. Holding

Signature

Duane C. Holding

Printed Name

Signature

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Marilyn Hull, trustee

Hull Living Trust / LeRoy Hull trustee

Signature

MARILYN HULL, TRUSTEE

HULL LIVING TRUST, LEROY HULL, TRUSTEE

Printed Name

Marilyn Hull LeRoy Hull

Signature

MARILYN HULL LEROY HULL

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Jean Armstrong Jones

Signature

Jean Armstrong Jones

Printed Name

Signature

Printed Name

Please return this card by October 24, 2014. Thank you!

RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Signature

Richard B Karsh MD

Printed Name

Signature

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Jean A. Keeley

Signature

Jean A. Keeley

Printed Name

Judy A. Jones

Signature

Judy A. Jones

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Signature

JAMES KIN EILEEN KIN

Printed Name

Signature

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Signature

Charles Kinnaman

Printed Name

Signature

Virginia E. Kinnaman

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Signature

Stephen P Matthiesen

Printed Name

Signature

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Signature

Laurel McLeod

Printed Name

Signature

James W Allen

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Kimberly Meston

Signature

Kimberly Meston

Printed Name

Steve M. Meston

Signature

STEVE M. MESTON

Printed Name

Please return this card by October 24, 2014. Thank you!

RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Jana F. Moyers

Signature

JANA F. MOYERS

Printed Name

Signature

Printed Name

Please return this card by October 24, 2014. Thank you!

RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Signature

Stephanie Thomas, Director of Land Stewardship
Printed Name

Palma Land Trust
Signature

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Judith L. Peterson
Signature

JUDITH L. PETERSON
Printed Name

Signature

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Maurice Saffarrans

Signature

MAURICE SAFFARRANS

Printed Name

Signature

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Signature

Nick Sherwood

Printed Name

Signature

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

William P. Stager III

Signature

William P. Stager

Printed Name

Signature

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Alan R Strass

Signature

Alan R Strass

Printed Name

Helene S Strass

Signature

Heléne S Strass

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Katherine Tudor

Signature

Katherine Tudor

Printed Name

Signature

Robin Walter

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Jane Warren

Signature

Jane Warren

Printed Name

Signature

Bruce WARREN

Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

Signature

MARJORY J. Webster
Printed Name

Signature

M. Robin Webster
Printed Name

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RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

I SUPPORT THE ADOPTION OF THE RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN.

(verbal approval) Cheryl Bruder
Signature
- by K.F. Stu

CHERYL BRUDER
Printed Name

Signature

Printed Name

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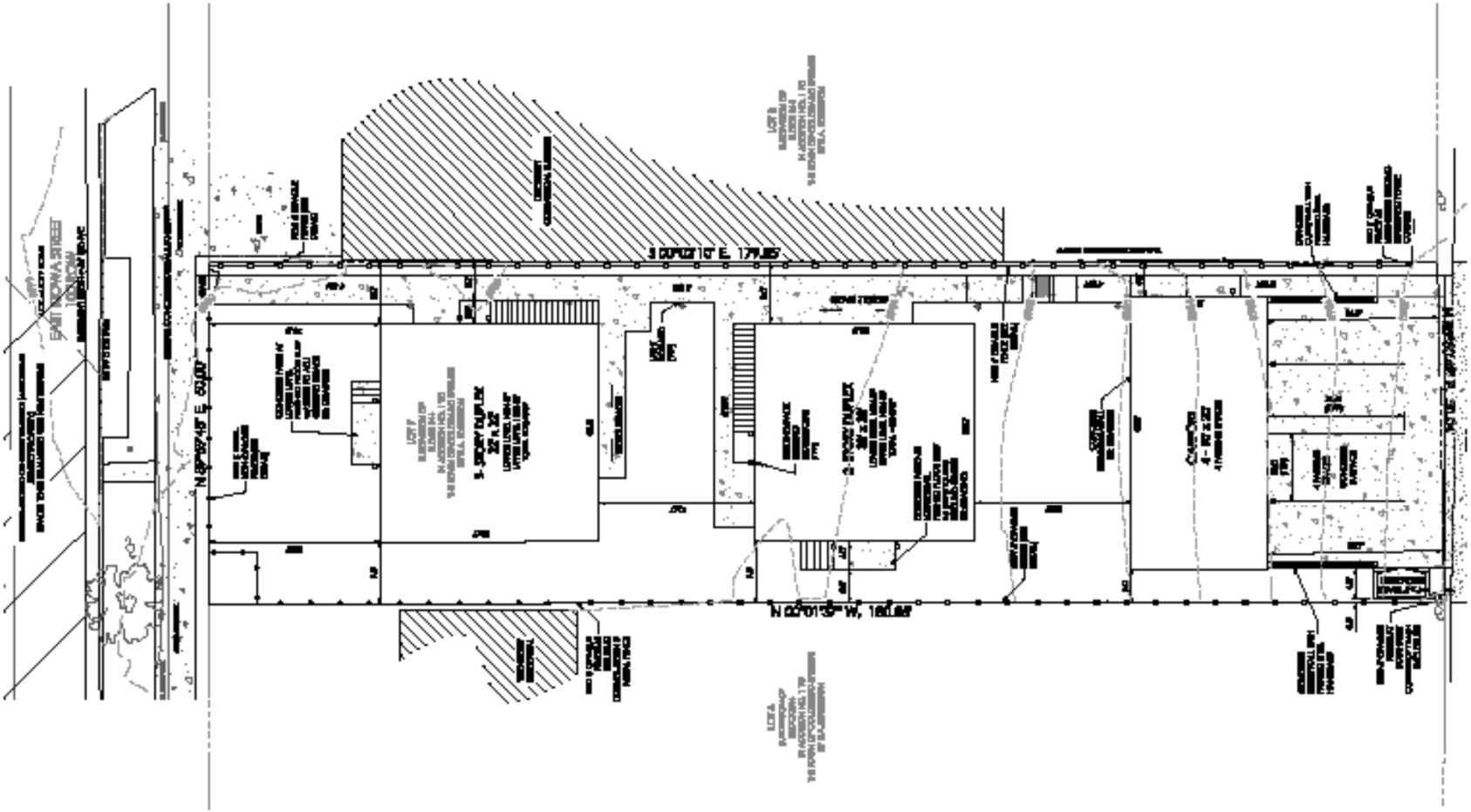
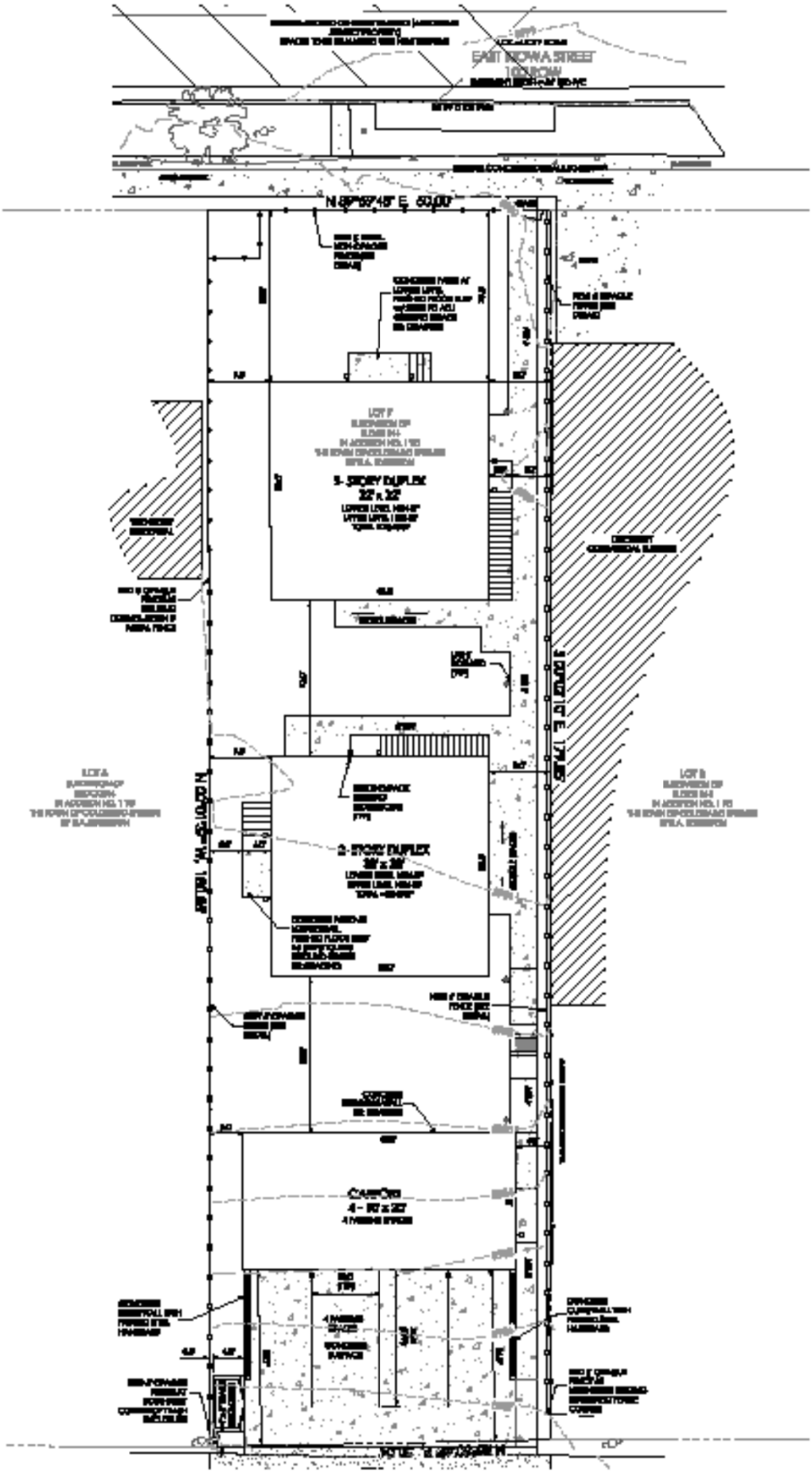
525 E. Kiowa Street – Duplex Residences




EAST IOWA STREET
LOT F
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2-STORY DUPLEX
CARPORT
LOT A
LOT B