

RetoolCOS WebEx Virtual Public Meeting

May 5, 2020 – 6:00 pm – 7:00 pm



Meeting Agenda

- Welcome!
- Clarion Presentation (~ 30 minutes)
- Questions and Comments
- Next Steps

Meeting Minutes

- Morgan Hester, Project Manager, kicked off the meeting with a quick welcome and reminder that all documents are available on the RetoolCOS website for reference including this evening's PowerPoint, documents that explain the RetoolCOS process and what Module 1 is. The Module 1 draft will be available on the website for public review tomorrow, May 6.
- Clarion, the project consultant, provided a presentation overview of what Module 1 entails
- Public Questions and Comments
 - What zoning districts allow for single-family and duplexes?
 - Clarion – Have proposed new zoning districts – R-2.5 and R-3 – that allow (Permitted or Conditional Use) for both single-family and duplexes. Existing districts such as R-2 allow for both.
 - **STAFF NOTE** – Review the land use tables in Section 7.3.2 to see what uses are permitted in each zoning district.
 - **STAFF NOTE – ADUs WILL BE HEARD BY COUNCIL SEPARATELY NEXT MONTH**
 - What is the intent of the Character Area map? Is it separating between stable and flexible neighborhoods and forcing development into certain neighborhoods?
 - Clarion – This map coincides with PlanCOS. The Subareas are not to be read as 'change' vs 'no change'. Cities evolve and there is the potential for change throughout. In the far east, there is great potential for development and change. In older developed areas, there will be less flexibility to deviate from established standards.
 - How will the Wildfire Protection Overlay be used by insurance companies?
 - Clarion – The map and regulations are already a part of the Office of the Fire Marshal's review, but are being incorporated into the Unified Development Code through RetoolCOS. Not proposing any changes to what is currently in place.
- **Next Steps**
 - Module 1 draft is available online for public review until May 20, 2020. Please send all questions or comments to RetoolCOS@coloradosprings.gov.
 - Next Public Open Houses –
 - July 21, 2020 – Module 2: Development and Design Standards
 - October 6, 2020 – Module 3: Review and Approval Procedures