

City of Colorado Springs

*City Hall
107 N. Nevada Avenue
Colorado Springs, CO 80903*



Regular Meeting Agenda

Thursday, October 19, 2017

8:30 AM

Council Chambers

Planning Commission

1. Call to Order

Roll Call

2. Approval of the Minutes

- 2.A. [CPC 369](#) Minutes for the September 21, 2017 City Planning Commission Meeting

Presenter:
Rhonda McDonald, Chair, City Planning Commission

3. Communications

Rhonda McDonald - Chair

Peter Wysocki - Director of Planning and Community Development

4. CONSENT CALENDAR

These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner or a citizen wishing to address the Planning Commission. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)

- 4.A. [CPC CU 17-00114](#) Briargate Wellness Center Conditional Use to allow for the expansion of a licensed Medical Marijuana Off-Premises Cultivation (OPC) facility at 890 Dublin Boulevard.

(Quasi-Judicial)

Presenter:
Meggan Herington, Assistant Director, Planning and Community Development

Attachments: [CPC CU 17-00114 Briargate Wellness Center](#)

[FIGURE 1 Development Plan](#)

[FIGURE 2 Project Statement](#)

[FIGURE 3 Ord 16-53](#)

[FIGURE 4 Ord 16-54](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

- 4.B. [CPC CU 17-00077](#) A Conditional Use Permit to allow a single-family detached residential land use on a property in an M-1 (Light Industrial) zoning district located at 2523 Robinson Street.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development Department

Attachments: [CPC Report_2523 Robinson St_DJS](#)

[FIGURE 1 - CU Development Plan](#)

[FIGURE 2 - Project Statement](#)

[FIGURE 3 - Encroachment Easement](#)

[7.5.502.E Development Plan Review](#)

[7.5.704 Conditional Use Review](#)

**4.C.1. [CPC ZC](#)
[17-00091](#)**

A rezone of two properties totaling 18,019 square feet from R-5 (Multi-Family Residential) and OR (Office Residential) to C-5/CR (Intermediate Business with Conditions of Record) located at 1213 and 1215 East Fillmore Street on the south side of East Fillmore Street between Illinois Avenue and North Hancock Avenue

(Quasi-Judicial)

Presenter:

Michael McConnell, Planner II, Planning and Community Development

Attachments: [CPC Staff Report E. Fillmore Rezone](#)

[Figure #1 Project Statement](#)

[Figure #2 Zone Change Exhibit](#)

[Figure #3 Concept Plan](#)

[7.5.603.B Findings - ZC req CA](#)

**4.C.2. [CPC CP](#)
[17-00092](#)**

A Concept Plan identifying one existing commercial building and potential future commercial development located at 1213 and 1215 East Fillmore Street

(Quasi-Judicial)

Presenter:

Michael McConnell, Planner II, Planning and Community Development

Attachments: [Figure #3 Concept Plan](#)

[7.5.501.E Concept Plans](#)

5. UNFINISHED BUSINESS

- 5.A.1. [CPC MP 87-00381-A20 MJ17](#) Major amendment of the Banning Lewis Ranch Master Plan changing the land use of 162 acres from industrial park and retail to residential, office, industrial/research and development and neighborhood-scale commercial land uses located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch

Presenter:

Meggan Herington, Assistant Director, Planning and Community Development

Attachments:

[Reagan Ranch Postponement Request](#)

[CPC Report Reagan Ranch](#)

[FIGURE 1 Master Plan Amendment](#)

[FIGURE 2 Concept Plan](#)

[FIGURE 3 Project Statement](#)

[FIGURE 4 Ellicott School District comments](#)

[FIGURE 5 Fiscal Impact Analysis](#)

[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 5.A.2. [CPC ZC 16-00152](#) Reagan Ranch zone change of 162 acres from PIP-2/PBC/AO/APZ-1 (Planned Industrial Park/Planned Business Center with Airport Overlay and Accident Potential Zone-1) to PUD/AO/APZ-1 (Planned Unit Development with Airport Overlay and Accident Potential Zone-1) located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch

Presenter:

Meggan Herington, Assistant Director, Planning and Community Development

Attachments:

[7.5.603 Findings - ZC req CA](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

- 5.A.3. [CPC CP 16-00153](#) A PUD Concept Plan illustrating the amendment of the existing industrial park land use type and eliminating the retail land use type in favor of residential, office, industrial/research and development and neighborhood-scale commercial land uses located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch

Presenter:

Meggan Herington, Assistant Director, Planning and Community Development

Attachments: [FIGURE 2 Concept Plan](#)
 [7.3.605 PUD Concept Plan](#)
 [7.5.501.E Concept Plans](#)

6. NEW BUSINESS CALENDAR

- 6.A.1.** [CPC ZC](#) A rezoning of 2.13 acres of land from OC (Office Complex) to PBC/cr
 [17-00103](#) (Planned Business Center with Conditions of Record) located at 7585
 North Academy Boulevard

(Quasi-Judicial)

Presenter:
Daniel Sexton, Senior Planner, Planning & Community Development
Department

Attachments: [CPC Report 7585NAcademyBlvd](#)
 [FIGURE 1 - Zone Change Exhibit](#)
 [FIGURE 2 - Development Plan](#)
 [FIGURE 3 - Project Statements](#)
 [FIGURE 4 - Public Comments](#)
 [7.5.603 Findings - ZC req CA](#)
 [7585NAcademyBlvd CPCPresentation](#)

- 6.A.2.** [DS DP](#) A major development plan amendment for 2.13 acres of land illustrating
 [95-25-A2MJ1](#) the redevelopment of the subject property into two commercial lots
 [7](#) containing a coffee café with drive-thru and a multi-tenant commercial
 building with drive-thru, and other associated site improvements located
 at 7585 North Academy Boulevard.

(Quasi-Judicial)

Presenter:
Daniel Sexton, Senior Planner, Planning & Community Development
Department

Attachments: [FIGURE 2 - Development Plan](#)
 [7.5.502.E Development Plan Review](#)

- 6.B.1.** [CPC ZC](#) Patriot Park zone change of 43.08 acres from PUD/AO/SS (Planned
 [17-00096](#) Unit Development with Streamside and Airport Overlay) to PUD/AO/SS
 (Planned Unit Development: Single-Family Residential, 8-11.99 Dwelling
 Units per Acre, Maximum Building Height of 35 Feet; Multi-Family
 Residential, 25+ Dwelling Units per Acre, Maximum Building Height of
 55 Feet; Private Open Space with Streamside and Airport Overlay),
 located northwest of Powers Boulevard and Platte Avenue.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments:

- [CPC Staff Report_Patriot Park](#)
- [FIGURE 1 - Previous PUD allowances](#)
- [FIGURE 2 - Concept Plan](#)
- [FIGURE 3 - Project Statement](#)
- [FIGURE 4 - public comment](#)
- [7.5.603.B Findings - ZC req_CA](#)
- [7.3.603 Establishment & Development of a PUD Zone](#)

**6.B.2. [CPC PUP
08-00157-A1
MJ17](#)**

Patriot Park Concept Plan illustrating multi-family, single-family and private open space on 43.08 acres located northwest of Powers Boulevard and Platte Avenue.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments:

- [FIGURE 2 - Concept Plan](#)
- [7.3.605 PUD Concept Plan](#)
- [7.5.501.E Concept Plans](#)

**6.C.1. [CPC A
15-00039](#)**

Dublin North Addition Number 4 Annexation of 10.91 acres located between Dublin Boulevard and Vickie Lane, east of Tutt Boulevard.

(Legislative)

Presenter:

Catherine Carleo, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report Dublin North No. 4 Annexation KAC](#)
[FIGURE 1 - Concept Plan](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - Annexation Plat](#)
[FIGURE 4 - Fiscal Impact Analysis](#)
[FIGURE 5 - DRAFT Dublin North Add. No. 4 Annexation Agreement Final 9-1.](#)
[FIGURE 6 - SECWCD Letter](#)
[FIGURE 7 - C6 Zone Exhibit](#)
[FIGURE 8 - PUD Zone Exhibit](#)
[FIGURE 9 - Enclave Exhibit](#)
[7.6.203-Annexation Conditions](#)

- 6.C.2. [CPC ZC](#)** Establishment of the C6/AO (General Business with Airport Overlay)
[16-00026](#) zone district pertaining to 4.38 acres located between Dublin Boulevard
and Vickie Lane, east of Tutt Boulevard.

(Legislative)

Presenter:
Catherine Carleo, Principal Planner, Planning & Community
Development

Attachments: [FIGURE 7 - C6 Zone Exhibit](#)
[7.5.603 Findings - ZC req CA](#)

- 6.C.3. [CPC PUZ](#)** Establishment of the PUD/AO (Planned Unit Development;
[16-00029](#) Single-Family Residential, 3.5-7.99 Dwelling Units per Acre, 35-foot
Maximum Building Height with Airport Overlay) zone district pertaining to
5.69 acres located between Dublin Boulevard and Vickie Lane, east of
Tutt Boulevard.

(Legislative)

Presenter:
Catherine Carleo, Principal Planner, Planning & Community
Development

Attachments: [FIGURE 8 - PUD Zone Exhibit](#)
[7.5.603 Findings - ZC req CA](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 6.C.4. [CPC CP](#)** Dublin North Addition Number 4 Concept Plan illustrating future
[16-00030](#) development of 4.38 acres of commercial development and 5.69 of
single-family residential development located between Dublin Boulevard

and Vickie Lane, east of Tutt Boulevard.

(Quasi-Judicial)

Presenter:
Catherine Carleo, Principal Planner, Planning & Community
Development

Attachments: [FIGURE 1 - Concept Plan](#)
[7.5.501.E Concept Plans](#)
[7.3.605 PUD Concept Plan](#)

7. Informational Reports

- 7.A. [17-1289](#) 2017 Pikes Peak Regional Building Code (PPRBC) Revisions -
International Building Code Adoption

(Informational Only)

Presenter:
Roger Lovell, Regional Building Official, Regional Building Department
Rebecca Mulder, Communications Coordinator, Regional Building
Department
Meggan Herington, Assistant Director, City Planning and Community
Development

Attachments: [PPRBC Executive Summary](#)

8. Adjourn