

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, May 16, 2019**

**8:30 AM**

**Council Chambers**

**Planning Commission**

**1. Call to Order****2. Approval of the Minutes**

[19-216](#) March 21, 2019 Planning Commission Minutes

Presenter:  
Rhonda McDonald, Chair

**Attachments:** [CPC Draft Min 03.21.2019](#)

**3. Communications**

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/Board Member or a citizen wishing to address the Commission or Board. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)**

- 4.A. [CPC SN](#)  
[19-00023](#) A street name change from Cresterra Parkway to Peak Innovation Parkway for Cresterra Parkway from Powers Boulevard north to the airport terminal.

(Quasi-Judicial)

Presenter:  
Lonna Thelen, Principal Planner, Planning and Community Development

**Attachments:** [CPC Staff Report\\_Cresterra Street Name Change.1](#)

[FIGURE 1 - Site plan](#)

[FIGURE 2 - Project Statement](#)

[FIGURE 3 - Peak Innovation Park Concept Plan](#)

[FIGURE 4 - PlanCOS Typology Map](#)

[7.7.704.D.7 Street Name Changes Review Criteria](#)

- 4.B. [CPC ZC](#)  
[18-00134](#) A rezoning of 1.25 acres from C5/R5/HS (Intermediate Business and Multi-family Residential with Hillside Overlay) to C5 (Intermediate Business) located at 3005 & 3009 West Colorado Avenue.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development

- Attachments:** [CPC Staff Report Ent Credit Union](#)  
[FIGURE 1 - Development Plan](#)  
[FIGURE 2 - Project Statement](#)  
[FIGURE 3 - Public comment](#)  
[FIGURE 4 - PlanCOS Typology Map](#)  
[OrnerSupportLetter](#)  
[7.5.603.B Findings - ZC](#)

**4.C.** [CPC DP](#)  
[18-00135](#) Ent Credit Union Development Plan illustrating a 5,280 square foot financial Institution on 1.25 acres.

(Quasi-Judicial)

Presenter:  
 Lonna Thelen, Principal Planner, Planning and Community Development

- Attachments:** [FIGURE 1 - Development Plan](#)  
[7.5.502.E Development Plan Review](#)

**4.D.** [AR NV](#)  
[19-00232](#) Ent Credit Union nonuse variance allowing a 11.5 foot retaining wall in the rear yard setback where a 6 foot retaining wall is allowed per City Code.

(Quasi-Judicial)

Presenter:  
 Lonna Thelen, Principal Planner, Planning and Community Development

- Attachments:** [FIGURE 1 - Development Plan.pdf](#)  
[7.5.802.B Nonuse Variance](#)

**4.E.** [CPC PUZ](#)  
[19-00020](#) A zone change of 29.9 acres from A/cr/PUD (Agricultural with Conditions of Record and Planned Unit Development) to PUD (Planned Unit Development: Single-Family Residential, 2-3.49 dwelling units per acre, and a 35-foot maximum building height limit), located south of Ridgeline Drive and north of black Squirrel Creek.

(QUASI-JUDICIAL)

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

- Attachments:**
- [CPC Report FarmFL7](#)
  - [FIGURE 1 - PUD Zone Change Exhibit](#)
  - [FIGURE 2 - PUD Concept Plan](#)
  - [FIGURE 3 - Project Statement](#)
  - [FIGURE 4 - Context Map](#)
  - [FIGURE 5 - PlanCOS Vision Map](#)
  - [FIGURE 6 - PlanCOS Vibrant Neighborhoods Framework Map](#)
  - [USArmyCorpofEngineers Letter](#)
  - [7.5.603.B Findings - ZC](#)
  - [7.3.603 Establishment & Development of a PUD Zone](#)

**4.F.**     [CPC PUP](#)  
               [19-00021](#)

A PUD concept plan for the Farm Filing 7 project illustrating a single-family detached residential development at 2-3.49 dwelling units per acre and access off Ridgeline Drive, located south of Ridgeline Drive and north of Black Squirrel Creek.

(QUASI-JUDICIAL)

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

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

**4.G.**     [CPC CU](#)  
               [19-00017](#)

A Conditional Use to allow multi-family residential within a PBC/CR/HR/AO (Planned Business Center with Conditions of Record, a High Rise Overlay, and an Airport Overlay) zone district located at 1715 through 1795 Torin Point.

(Quasi-Judicial)

Presenter:  
 Hannah Van Nimwegen, Senior Planner, Planning and Community Development

- Attachments:**
- [CPC Staff Report\\_Torin for Rent](#)
  - [Figure 1 - Applicant's Project Narrative](#)
  - [Figure 2 - Public Comment](#)
  - [Figure 3 - Development Plan](#)
  - [7.5.704 Conditional Use Review](#)
  - [7.5.502.E Development Plan Review](#)

**4.I.**     [CPC UV](#)  
               [19-00052](#)

A use variance to allow a 2,200 square foot liquor store located within a PIP-1 (Planned Industrial Park) zone district at 615 Wooten Road.

(QUASI-JUDICIAL)

Presenter:

Michael Schultz, Principal Planner, Planning & Community Development

**Attachments:**

[CPC Staff Report Asian Market](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Asian Market DP](#)

[Figure 3 - Floor Plan](#)

[Figure 4 - Thriving Economy Framework](#)

[7.5.803.B Use Variance Review Criteria](#)

[7.5.502.E Development Plan Review](#)

## **5. UNFINISHED BUSINESS**

**5.A.** [AR CM2](#)  
[18-00636](#)

An appeal of the administrative denial of the Wahsatch Ave Transit Mix US-CO-5068 CMRS Development Plan for the installation of the 80' monopine tower with equipment shelter located at 444 East Costilla Street.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

**Attachments:** [CPC Staff Report Wahsatch Transit Mix Monopine](#)  
[Figure 1 - SITE PLANS](#)  
[Figure 2 - APPEAL](#)  
[Figure 3 - PROJECT STATEMENT](#)  
[Figure 4 - NEIGHBORHOOD COMMENTS](#)  
[Figure 5 - APPLICANT RESPONSE](#)  
[Figure 6 - ADDITIONAL NEIGHBORHOOD COMMENT](#)  
[Figure 7 - AGENCY COMMENTS](#)  
[Figure 8 - DENIAL LETTER](#)  
[Figure 9 - CMRS CODE CRITERIA](#)  
[Figure 10 - DEVELOPMENT PLAN CRITERIA](#)  
[Figure 11 - PLANCOS](#)  
[Figure 12 - EXPERIENCE DOWNTOWN MP](#)  
[Figure 13 - ENVISION SHOOKS RUN FACILITIES MP](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal](#)  
[7.5.502.E Development Plan Review](#)  
[7.4.607 Site Selection and Collocation req](#)  
[7.4.608 Design Criteria & construction standards](#)

- 5.B.** [CPC PUZ](#)  
[18-00131](#) A zone change pertaining to 25,000 square feet of land located on the north side of E. Boulder St. between N. Weber St. and N. Wahsatch Ave., changing the zoning from R4 (Multi-Family Residential) to PUD (Planned Unit Development - 37 dwelling units per acre of multi-family residential use, 40' maximum building height).

(QUASI-JUDICIAL)

Presenter:  
Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

**Attachments:** [326 E Boulder CPC Report](#)  
[Figure 1 - Development Plan](#)  
[Figure 2 - Project Statement](#)  
[Figure 3 - Zoning Map](#)  
[Figure 4 - Stakeholder Comments](#)  
[Figure 5 - Response to Stakeholders](#)  
[Figure 6 - PlanCOS Vision Map](#)  
[Figure 7 - Parking Demand Table](#)  
[Figure 8 - Historic Aerials Regarding Parking Demand](#)  
[7.5.603.B Findings - ZC](#)  
[326 E Boulder CPC Presentation 041819](#)

- 5.C.** [CPC PUD  
18-00132](#) A PUD Development Plan illustrating a new 16 unit apartment building and associated improvements on the eastern 15,000 square foot portion of the site which is located on the north side of E. Boulder St. between N. Weber St. and N. Wahsatch Ave.

(QUASI-JUDICIAL)

Presenter:  
Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

**Attachments:** [Figure 1 - Development Plan](#)  
[7.3.606 PUD Development Plan](#)  
[7.5.502.E Development Plan Review](#)

## **6. NEW BUSINESS CALENDAR**

- 6.A.** [ARR  
19-00118](#) Multiple appeals of the administrative decision to approve administrative relief for 961 feet of separation for a new Medical Marijuana Center (MMC) at 1645 S. Tejon St. where 1,000 feet of separation are required by Code.

(QUASI-JUDICIAL)

Presenter:  
Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

**Attachments:**

- [CPC Staff Report 1645 S Tejon Appeal](#)
- [FIGURE 1 - 1645 S Tejon Commercial Center Site Plan APPROVED 041219](#)
- [FIGURE 2 - 1645 S Tejon Commercial Center Revised Project Statement](#)
- [FIGURE 3 - Pure Medical Project Statement - Revised](#)
- [FIGURE 4 - RJJ Tejon Appeal Statement](#)
- [FIGURE 5 - Edelweiss Restaurant Appeal Statement](#)
- [FIGURE 6 - Fix Appeal Statement](#)
- [FIGURE 7 - Zoning Exhibit](#)
- [FIGURE 8 - Stakeholder Comments](#)
- [FIGURE 9 - 1997 ROD for Parking Variance](#)
- [FIGURE 10 - Blue Star Building Approval Letter 041219](#)
- [FIGURE 11 - 1645 S Tejon Record of Decision Parking 041219](#)
- [Appellant 1 - Native Roots Tejon 5.16.19-2](#)
- [Appellant 2 Parking Power Point \(Edelweiss\)](#)
- [Appellant 2 Edelweiss AdditionalInfo](#)
- [Appellant 3 Presentation](#)
- [1645STejonSt\\_Correspondence](#)
- [7.5.1102 Findings Necessary to Grant Administrative Relief](#)
- [7.5.906 \(A\)\(4\) Administrative Appeal](#)

**6.B. [AR R](#)  
[19-00141](#)**

Multiple appeals of the administrative decision to approve a non-use variance for 37 parking stalls where 44 are required by Code at 1645 and 1647 S. Tejon St.

(QUASI-JUDICIAL)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

**Attachments:**

- [FIGURE 1 - 1645 S Tejon Commercial Center Site Plan APPROVED 041219](#)
- [7.5.802 Nonuse Variance](#)
- [7.5.906 \(A\)\(4\) Administrative Appeal](#)

**6.C. [CPC ZC](#)  
[18-00180](#)**

A zone change of .93 acre from PUD (Planned Unit Development) to C-6/CR (General Business with Conditions of Record located at the southwest corner of North Cascade Avenue and Buchanan Street.

(QUASI-JUDICIAL)

Presenter:

Michael Schultz, Principal Planner, Planning & Community Development



**Attachments:**      [CPC Staff Report - Novak Business Park](#)  
[Figure 1 - Project Statement](#)  
[Figure 2 - Re-zone Exhibit](#)  
[Figure 3 - Novak Business Park DP](#)  
[Figure 4 - Resident Letter](#)  
[Figure 5 - Penrose ASC Parking Improvements](#)  
[Figure 6 - Zoning Map-Overlay Zone](#)  
[Figure 7 - Thriving Economy Framework](#)  
[7.5.603.B Findings - ZC](#)

- 6.D.**      [CPC DP](#)  
              [18-00181](#)      The Novak Business Park Development Plan for construction of a 14,400 square foot office and warehouse development located at the southwest corner of North Cascade Avenue and Buchanan Street.

(QUASI-JUDICIAL)

Presenter:

Michael Schultz, Principal Planner, Planning & Community Development

**Attachments:**      [Figure 3 - Novak Business Park DP](#)  
                              [7.5.502.E Development Plan Review](#)

- 6.E.**      [CPC CA](#)  
              [19-00055](#)      An ordinance amending Section 1704 (Short Term Rental Units) of Chapter 7, Planning, Development and Building, of City Code defining and establishing standards for Short Term Rental Units.

(Legislative)

Presenter:

Morgan Hester, Program Coordinator

## **7. Adjourn**