



City of Colorado Springs

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

Meeting Minutes - Final Planning Commission

Thursday, December 15, 2016

8:30 AM

Council Chambers

1. Call to Order

Present: 9 - Reggie Graham , Rhonda McDonald, Jeff Markewich, Vice Chair John Henninger, Chairperson Eric Phillips, Robert Shonkwiler, Ray Walkowski, Sherrie Gibson and Carl Smith

2. Approval of the Record of Decisions (Minutes)

2.A. [CPC 162](#) Record of Decisions (Minutes) for the November 17, 2016

Presenter:
Eric Phillips, Chair, City Planning Commission

Motion by Smith, seconded by McDonald, that the Minutes for the November 17, 2016, City Planning Commission meeting be approved . The motion passed by a vote of 9:0

Aye: 9 - Graham, McDonald, Markewich, Henninger, Chairperson Phillips, Shonkwiler, Walkowski, Gibson and Smith

3. Communications

[CPC-038](#) Chairperson Eric Phillips

[CPC-002](#) Director Updates, Peter Wysocki

Director Wysocki informed the City Planning Commissioners that the Appeals Ordinance has been postponed indefinitely per City Council's request.

4. CONSENT CALENDAR

4.A. [CPC CM1
16-00127](#) A Conditional Use for a 45-foot monopole cellular tower Commercial Mobile Radio Service with an equipment compound (CMRS) at 5670 Dublin Boulevard (Quasi-Judicial)

Presenter:
Rachel Teixeira, Planner II, Planning and Community Development

This Planning Case was approved on the Consent Calendar.

4.B. [CPC UV
15-00133EX](#) An extension of the use variance to extend the deadline for Stericycle, Inc. to receive Certificate of Designation approval.

Presenter:
Hannah Van Nimwegen, Planner II, Planning & Community Development

This Planning Case was approved on the Consent Calendar.

- 4.C. [CPC CU 16-00117](#) A conditional use to allow a convenience store/gas station within an M-1 (Light Industrial) zone district addressed at 2961 North El Paso Street and located at the southeast corner of East Fillmore Street and North El Paso Street.
(Quasi-Judicial)

Presenter:
Michael Schultz, Principal Planner, Planning & Community Development

This Planning Case was approved on the Consent Calendar.

- 4.D.1 [CPC ZC 16-00125](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 0.16 of an acre located west of the southwest corner of North Circle Drive and Willamette Place, addressed as 2709 Willamette Place, from R-5 (Multi-Family Residential) to C-6 (General Business)
(Quasi-Judicial)

Related Items: CPC MDP 07-00131-A1MN16, AR R 16-00763

Presenter:
Hannah Van Nimwegen, Planner II, Planning & Community Development
Peter Wysocki, Director Planning and Community Development

This Planning Case was adopted and forward to City Council on the Consent Calendar.

- 4.D.2 [CPC MDP 07-00131-A1 MN16](#) Minor Amendment to the Metal Products Development Plan for the parking lot reconfiguration, building addition, and other minor alterations to the existing site located west of the southwest corner of North Circle Drive and Willamette Place, addressed as 2709 and 2717 Willamette Place.

(Quasi-Judicial)

Related Items: CPC ZC 16-00125, AR R 16-00763

Presenter:
Hannah Van Nimwegen, Planner II, Planning & Community Development
Peter Wysocki, Director Planning and Community Development

This Planning Case was adopted and forward to City Council on the Consent Calendar.

4.D.3 [AR R](#)
[16-00763](#)

Administrative Relief for the Metal Products Development Plan to allow a reduction in the required number of onsite parking stalls from 18 to 16 located west of the southwest corner of North Circle Drive and Willamette Place, addressed as 2709 and 2717 Willamette Place.

(Quasi-Judicial)

Related Items: CPC ZC 16-00125, CPC MDP 07-00131-A1MN16

Presenter:
Hannah Van Nimwegen, Planner II, Planning & Community Development
Peter Wysocki, Director Planning and Community Development

This Planning Case was adopted and forward to City Council on the Consent Calendar.

Approval of the Consent Agenda

Motion by Walkowski, seconded by Graham, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9:0

Aye: 9 - Graham, McDonald, Markewich, Henninger, Chairperson Phillips, Shonkwiler, Walkowski, Gibson and Smith

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.)

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

[CPC MP](#)
[16-00122](#)

Envision Shooks Run Master Facilities Plan
(Legislative)

Presenter:
Carl Schueler, Comprehensive Planning Manager
Peter Wysocki, Planning and Community Development Director
Aaron Egbert, Senior Engineer, Public Works Department

OTHERS PRESENT: Dan Krueger, Richard Shaw and Priscilla Maubaker.

STAFF PRESENTATION:

Carle Schueler, Comprehensive Planning Manager, introduced the team working on the project and Aaron Egbert, Public Works and Project Manager Power Point presentation.

Mr. Schueler stated per the code, this item has to be reviewed and have formal review by the Downtown Review Board, which will not happen until January 4, 2017. This is a Facilities Master Plan and a multi-disciplinary plan focused on improvement to the actual creek, those that cross the creek and the Shooks Run Corridor for economic development purposes. It has stormwater, transit, bridge, roadway, park, land use, and economic development aspects.

They are recommending approval of the plan. The packet includes comments from the Downtown Partnership who have expressed concerns how the plan would be implemented and funded. There will be an implementation plan that will help with that process.

Mr. Schueler spoke with the Deputy Superintendent of District 11 the previous evening because there are several District 11 facilities along the upper half of the corridor that are part of the corridor. Palmer High School's sports field will need to be accommodated but have given verbal endorsement.

Aaron Egbert gave a brief overview of the reason for the project.

Richard Shaw discussed the location of the planning area. They've looked at drainage, transportation along the corridor and how the public feels about the future for the area.

The overview of the plan looks at what's been built and visualizes how the corridor can be reinvigorated. Roads have been evaluated. Different types of connectivity have been looked at. There's been economic evaluation of certain areas as defined for their type of use and much of the plan describes how infrastructure can be part of the important stimulus to redevelopment and bringing vitality to these different areas.

The plan discusses how the channel profile could be changed to allow it to meander and deal with the erosion along the channel itself. The plan has a unique and diverse ways of creating character streets and designation areas to include utilizing different future transportation needs along the area. The plan looks the vitality of destination elements and city wide attractions. They community has identified this as something they want the city to create with different types of land uses and have it become a more city wide approach.

The channel has different varieties of cross-sections and the plan discusses areas that water could be used in a purposeful way and management of water. The plan illustrates unique way to utilize parks and trails, land uses adjacent to these areas and remodeling much of what's been altered over the years.

The plan helps us think about capital budgets and future projects along the corridor and helps to direct long-term vision with systemic investment. It will encourage redevelopment and the need for certain properties to implement this type of plan. Acquisition would be in conjunction with city policies.

It's a visionary plan that describes transportation, drainage, ultimately a

greenway, a system that automobile, transit, and pedestrian bicycle elements that bring together and knit the city together in an idea that's been thoroughly integrated.

The November 2 Draft describes two aspects of the plan; First is in the area of the Catalyst Campus/Transit Mix parcel area there's been an incorporation of a second option that defines a different form of development that would be possible in the future. One is a traditional extension of the city downtown grid and some public crossing. A second option looks more at the campus style development pattern in the future. It would allow for a less formal street system and what the market desires. The stream corridor is treated similarly in these two options.

The second major area is the ongoing encouragement of redevelopment and highlights and defines precisely that there are many choices in the future. Flexibility needs to be maintained and understood as part of this plan. So the language helps show the long-term vision.

The third major concept is how the allocation will happen in terms of future priorities particularly the interaction with development in the private sector which is visualized as a partnership and a collaborative way of thinking about where investment could occur.

We'll continue to adapt the plan and make revisions that are appropriate and systematic and ultimately have a final plan that includes your recommendation.

Questions:

Commissioner Markewich discussed the diversion of the water north of Patty Jewett. Aaron said there were two diversions - The Templeton Gap Floodway diverts flows from Union and Austin Bluffs the other is the Van Buren Ditch. Commissioner Markewich said once improved all the way is there a plan or opportunity to re-divert some of the flow back. Arron said there could possibilities to do that with recirculating. The Van Buren Ditch is basically dry and has no base flow. We could use pumps and possibly some augmentation with Colorado Springs Utilities to get more of a base flow

Commissioner Gibson said Mr. Shaw spoke of a less formal street system, could you explain that a bit more. Mr. Shaw south of Pikes Peak the original street grid which makes up most of the downtown area would be extended in a block and street format as it moved towards the creek. That would provide the basic framework for development that would be very street oriented as illustrated in the plan. It shows a wide range of mixed-use could occur.

The second option looks at the primary streets being left more toward the outside area which allows for a style of development that could be describe as a campus-like development in which individual buildings would be related to each other and possibly around open spaces but without the street grid being the framework of land use. Carl Schueler also responded to Commissioner Gibson's question. A big value expressed by the community and staff was preserving the overall grid so the creek would not be a barrier and also enhancing access to the creek as an amenity. There are tradeoffs that happen one if you have an expensive crossing such as an automotive crossing, you have to decide to preserve that grid and that much money on a bridge, and so in the plan it's suggested to change this into a pedestrian bridge. There are some changes to preserving that grid and that connection but not always for vehicles.

The other part related to Transit-Mix and the Catalyst Campus is imagining

three different scenarios. 1. Transit-Mix stays there. 2. Transit-Mix be acquired by the Catalyst Campus and made a part of their vision. 3. It could be acquired by someone else and developed. Therefore we want to keep all the options open. So if a campus idea comes in we want the ability to compromise somewhat but still hold on to the vision for the creek.

Supporters: None

Opposition: None

A motion was made by Walkowski, seconded by Gibson, that this Planning Case be postponed until the January 19 City Planning Commission meeting.. The motion carried by the following vote: 9:0

Aye: 9 - Graham, McDonald, Markewich, Henninger, Chairperson Phillips, Shonkwiler, Walkowski, Gibson and Smith

7. Adjourn