

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

**THURSDAY, JANUARY 21, 2016
CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE
COLORADO SPRINGS, COLORADO 80903**

**CHAIRMAN PHILLIPS CALLED THE MEETING TO ORDER AT 8:33 A.M.
THE MEETING ADJOURNED AT 4:20 P.M.**

PRESENT:

Markewich
Henninger
Gibson
Donley
Phillips
Shonkwiler
Walkowski
McDonald
Smith

ABSENT:

Henninger (afternoon session)

ALSO IN ATTENDANCE:

Mr. Peter Wysocki, Planning and Development Director
Mr. Marc Smith, City Senior Corporate Attorney

NEW BUSINESS CALENDAR

ITEM NO.	PROJECT DESCRIPTION
<p>ITEM: 5.C.1 CPC DP 15-00104 (Quasi-Judicial)</p> <p>ITEM: 5.C.2 CPC V 15-00106 (Quasi-Judicial)</p> <p>PARCEL NO. 6412302038</p> <p>PLANNER: Mike Schultz</p>	<p>A request by Olsson Associates on behalf of Kum & Go and FN, LLC - Wiepking Real Estate Investment for approval of the following applications:</p> <ol style="list-style-type: none"> 1. A development plan for Kum & Go # 687 for the purpose of a convenience store including fuel sales. 2. Vacation of Right-of-Way for a portion of Edison Rd. The vacation request consists of the 40-foot right-of-way width and a length of approximately 180-feet consisting of 16,737 square feet (.384 acres) <p>The site consists of 2.47 acres and located just east Wooten at the northeast corner of Wooten and E. Platte Ave., is zoned C-5/AO/APZ-2 (Intermediate Business with Airport Overlay and Accident Potential Subzone 2).</p>

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ITEM: 5.D.1
CPC ZC 15-00130
(Quasi-Judicial)

ITEM: 5.D.2
CPC CP 15-00131
(Quasi-Judicial)

PARCEL NO.
6412302039

PLANNER:
Mike Schultz

A request by FN, LLC for approval of the following applications:

1. A zone change from PIP-1/CU/AO/APZ-2 (Planned Industrial Park with a Conditional Use and Airport Overlay and Accident Potential Subzone 2) to C-5/AO/APZ-2 (Intermediate Business with Airport Overlay and Accident Potential Subzone 2).
2. A concept plan for Platte Business Center Filing 2B to allow for two commercial lots. This plan is in conjunction with the proposed realignment of Edison Ave.

The subject property consists of 5.62 acres, located at 4930 Edison Ave and is currently zoned PIP-1/CU/AO/APZ-2 (Planned Industrial Park with a Conditional Use and Airport Overlay and Accident Potential Subzone 2).

NEW BUSINESS CALENDAR

DATE: February 18, 2016
ITEM: 5.C.1 – 5.D.2
STAFF: Mike Schultz, Principal Planner
FILE NO.: CPC DP 15-00104; CPC V 15-00106
CPC ZC 15-00130; CPC CP 15-00131
PROJECT: Kum & Go and Platte Business Center

STAFF PRESENTATION

Mike Schultz, Principal Planner gave a Power Point presentation

Applicant

Questions of applicant:

Supporters of the application:

Opponents of the application:

Questions for Staff:

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REBUTTAL:

DISCUSSION DECISION OF THE PLANNING COMMISSION

Motion by Commissioner Smith, seconded by Commissioner Shonkwiler to recommend approval of the Kum & Go Development Plan, based upon the finding that development plan complies with the development plan review criteria in City Code Section 7.5.502.E, subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Development Plan:

1. Continue coordination with City and Traffic Engineering to ensure all points of access issues have been resolved.
2. Continue coordination with City and Traffic Engineering regarding turn/stacking lane on west bound Platte as part of proposed access.
3. Please add the following note to the development site plan: "In lieu of constructing the median in Wooten Road, the developer/owner is required to escrow \$17,600.00 to City Traffic Engineering prior to issuing the building permit."
4. The proposed public utility easement must allow 15' on the north side of the water line. If this cannot be achieved, the water main can be relocated within the new Edison Avenue alignment.
5. No trees/structures shall be located within any utility easements and/or within 15' of any Colorado Springs Utilities' wastewater and water mainlines. Modify the Landscape/Development Plan to reflect this requirement. The proposed trees located within the utility easement cannot be installed as proposed and cannot be installed in the easement or within 15' of the water main.
6. The proposed porous detention cannot be located within the PUE or over the existing water and electric facilities.

Motion Passed: 5-3 (Henninger Excused)

Motion by Commissioner Smith, seconded by Commissioner Shonkwiler to recommend approval for the vacation of right-of-way, based upon the finding that the vacation request complies with the vacation of right-of-way review criteria in City Code Section 7.7.402.C, contingent upon the following technical and/or informational modifications to the plat:

1. Change verbiage in the title from "sketch" to "plat".
2. On vicinity map, identify the location of the right-of-way to be vacated in lieu of the entire property.

Motion Passed: 8-0 (Henninger Excused)

CITY OF COLORADO SPRINGS PLANNING COMMISSION
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Motion by Commissioner Smith, seconded by Commissioner Shonkwiler, to approve the zone change request from PIP-1/AO (Planned Industrial Park with Airport Overlay) to C-5/AO (Intermediate Business with Airport Overlay) based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603. Motion Passed: 7-1 (Henninger Excused)

Motion by Commissioner Smith, seconded by Commissioner Shonkwiler, to approve the Platte Business Center Filing 2B Concept Plan, based upon the finding that the concept plan complies with the concept plan review criteria in City Code Section 7.5.501.E. contingent upon addressing the technical and informational modifications listed below.

Technical and Informational Modifications to the Concept Plan:

1. Continue coordination with City and Traffic Engineering to ensure all points of access issues have been resolved.
2. Continue coordination with City and Traffic Engineering regarding turn/stacking lane on west bound Platte as part of proposed access.
3. An Avigation Easement or proof of previous filing (book/page or reception number) is requested.

February 18, 2016

Date of Decision

Planning Commission Chair