

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, April 21, 2016

8:30 AM

Council Chambers

Planning Commission

1. Call to Order

Approval of the Record of Decision (minutes) for the March 17, 2016 City Planning Commission Meeting.

2. Communications

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

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.)

3. CONSENT CALENDAR

- 3.A [CPC CU](#)
[16-00035](#) Catagonia at Centennial Commons Conditional Use to allow an indoor cat kennel in a PBC zone district at 4701 Centennial Boulevard.

Presenter:

Hannah Van Nimwegen, Planner II, Land Use Review Division of the Planning and Community Development Department

Attachments:

[CPC Staff Report](#)

[Figure 1 - Site Plan](#)

[Figure 2 - Project narrative](#)

[7.5.704 Conditional Use Review](#)

4. UNFINISHED BUSINESS

- 3.B [CPC CU](#)
[16-00036](#) A conditional use for 4031 Shelley Avenue to allow a licensed large daycare home for seven (7) to twelve (12) children in an R1-6000/AO zone district.
Quasi-Judicial

Presenter:

Conrad Olmedo, Planner II, Planning and Community Development

Attachments:

[CPC Staff Report](#)

[Figure 1 - Site Plan](#)

[Figure 2 - Project Statement](#)

[7.5.704 Conditional Use Review](#)

- 4.A [CPC CA](#)
[16-00008](#) Reconsideration of an ordinance repealing and reordaining Section 906 (Appeals) of Part 9 (Notice, Hearings And Appeals) of Article 5

(Administration And Procedures) of Chapter 7 (Planning, Development And Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Appeals.

(Legislative)

Presenter:

Carl Schueler, Comprehensive Planning Manager, Department of Planning and Community Development

Peter Wysocki, Director of Planning and Community Development

Attachments:

[AppealsCode Change CPC Staff Report 4-12-16](#)

[Figure 1a-Ord Plan Dev-Appeals 2016-4-11 clean](#)

[Figure 1b-Ord Plan Dev-Appeals 2016-4-11 redline](#)

[Figure 2 3.17.16 CPC Minutes - Appeals Code](#)

[Appeals PP\(v2\)](#)

5. NEW BUSINESS CALENDAR

5.A.1 [CPC PUZ 15-00143](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 168 acres located near Echo Canyon Drive and North Powers Boulevard from A (Agriculture) to PUD (Planned Unit Development) for single-family residential development.

Quasi-Judicial

Presenter:

Katie Carleo, Principal Planner, Land Use Review

Peter Wysocki, Director, Planning and Community Development

Attachments:

[Ord North Fork](#)

[Exhibit A - Legal](#)

[Exhibit B - Drawing](#)

[Vicinity - North Fork](#)

[CPC Staff Report North Fork at Briargate - FINAL](#)

[FIGURE 1 SITE PLAN](#)

[FIGURE 2 PROJECT STATEMENT](#)

[FIGURE 3 TRAFFIC RESPONSE BY APPLICANT](#)

[FIGURE 4 WRITTEN OPPOSITION](#)

[FIGURE 5 APPLICANT RESPONSE](#)

[FIGURE 6 LA SITE PLAN](#)

[FIGURE 7 MOUSE HABITAT](#)

[7.5.603.B Establishment or change of zone district boundaries](#)

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

5.A.2 [CPC PUD
15-00146](#)

North Fork at Briargate Development Plan associated with the zone change for a 602 lot, single-family residential development located near Echo Canyon Drive and North Powers Boulevard.

Quasi-Judicial

Presenter:

Katie Carleo, Principal Planner, Land Use Review

Peter Wysocki, Director, Planning and Community Development

Attachments:

[FIGURE 1 SITE PLAN](#)

[FIGURE 2 PROJECT STATEMENT](#)

[FIGURE 3 TRAFFIC RESPONSE BY APPLICANT](#)

[FIGURE 4 WRITTEN OPPOSITION](#)

[FIGURE 5 APPLICANT RESPONSE](#)

[FIGURE 6 LA SITE PLAN](#)

[FIGURE 7 MOUSE HABITAT](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

5.B.1 [CPC ZC
16-00018](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to a 10.7-acre property located at the corner of Boychuk Avenue (just west of South Academy Boulevard) and Drennan Road from C-6/AO (General Business with Airport Overlay) to M-1/AO (Light Industrial with Airport Overlay).

Quasi-Judicial

Presenter:

Michael Turisk, Planner II

Peter Wysocki, Director, Planning and Community Development
Department

Attachments:

[ORD_Springs Waste](#)

[Exhibit A_Springs Waste Systems_Legal Description](#)

[Exhibit B_Springs Waste_Vicinity Map w Aerial](#)

[FIGURE 1_ZONE CHANGE PROJECT STATEMENT](#)

[FIGURE 2_CONCEPT PLAN PROJECT STATEMENT](#)

[FIGURE 3_CONCEPT PLAN](#)

[CPC report.docx](#)

[7.5.603.B Establishment or change of zone district boundaries](#)

5.B.2 [CPC CP
16-00019](#)

A concept plan for the purpose of establishing light industrial uses including a garbage services company for Springs Waste Systems to locate at the corner of Boychuk Avenue and Drennan Road, just west

of South Academy Boulevard.

(Quasi-Judicial)

Presenter:
 Michael Turisk, Planner II
 Peter Wysocki, Director, Planning and Community Development
 Department

- Attachments:** [FIGURE 2 CONCEPT PLAN PROJECT STATEMENT](#)
[FIGURE 3 CONCEPT PLAN](#)
[FIGURE 1 ZONE CHANGE PROJECT STATEMENT.pdf](#)
[7.5.501.E Concept Plans](#)

5.C.1 [CPC A](#)
[15-00060](#) Annexation of 7.71 acres located near the northwest corner of Powers
 Boulevard and Dublin Boulevard into the City of Colorado Springs.
 (Kum and Go Store #685)
 (Legislative)
 Related Items: CPC ZC 15-00081, CPC DP 15-00082

Presenter:
 Mike Schultz, Principal Planner, Planning and Community
 Development

- Attachments:** [Kum and Go Annexation Staff Report](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Annexation Plat](#)
[Figure 3 - Fiscal Impact Analysis](#)
[Figure 4 - Draft Annex Agreement - CPC Version](#)
[Figure 5 - Development Plan](#)
[Criteria-7.6.203-Annexation Conditions](#)

5.C.2 **CPC ZC**
15-00081 Establishment of PBC/AO (Planned Business Center with Airport
 Overlay) zoning for the annexed area. (Kum & Go #685) (Legislative)
 Related Items: CPC A 15-00060, CPC DP 15-00082

Presenter:
 Mike Schultz, Principal Planner, Planning and Community
 Development

- Attachments:** [7.5.603.B Establishment or change of zone district boundaries](#)

5.C.3 [CPC DP](#)
[15-00082](#) A development plan for Kum and Go Store #685 on 1.877 acres.
 (Quasi-Judicial)
 Related Files: CPC A 15-00060, CPC ZC 15-00081

Presenter:
 Mike Schultz, Principal Planner, Planning and Community

Development

Attachments: [Figure 5 - Development Plan](#)
[7.5.502.E Development Plan Review](#)

5.D.1 CPC A Colorado Springs Airport Annexation Filing #1 located southwest of
14-00131-1 Space Village Drive and Marksheffel Road consisting of 31.158 acres.
 (Related Item: CPC ZC 14-00132) Legislative

Presenter:
 Mike Schultz, Principal Planner, Land Use Review Division of the
 Planning and Community Development Department

Attachments: Colorado Springs Airport Annex staff report
 Figure 1_Filing 1 Annexation Plat
 Figure 2_Filing 2 Annexation Plat
 Figure 3_Filing 3 Annexation Plat
 Figure 4_Project Statement
 Figure 5_Letter from Pinello
 Figure 6_Airport Operations Master Plan
 Criteria-7.6.203-Annexation Conditions

5.D.2 CPC A Colorado Springs Airport Annexation Filing #2 located between
14-00131-2 Highway 94 and Airport Lane and totaling 18.89 acres.
 (Related Item: CPC ZC 14-00132) (Legislative)

Presenter:
 Mike Schultz, Principal Planner, Planning and Community
 Development

Attachments: Figure 2_Filing 2 Annexation Plat
 Criteria-7.6.203-Annexation Conditions

5.D.3 CPC A Colorado Springs Airport Annexation Filing #3 located southeast of
14-00131-3 the intersection of Highway 24 and Powers Boulevard and consisting
 of 47.484 acres.
 (Related Item: CPC ZC 14-00132) (Legislative)

Presenter:
 Mike Schultz, Principal Planner, Planning and Community
 Development

Attachments: Figure 3_Filing 3 Annexation Plat
 Criteria-7.6.203-Annexation Conditions

5.E.1 CPC ZC Establishment of the APD/AO/APZ (Airport Planned District with
14-00132-1 Airport Overlay and Accident Potential Zone) for the Colorado Springs
 Airport Annexation Filing #1.

Related File: CPC A 14-00131 (Airport Annexation Filing #1)
Legislative

Presenter:
Mike Schultz, Principal Planner, Planning and Community
Development Department

Attachments: 7.5.603.B Establishment or change of zone district boundaries

**5.E.2 CPC ZC
14-00132-2**

Establishment of the APD/AO/APZ (Airport Planned District with Airport Overlay and Accident Potential Zone) zone district for Colorado Springs Airport Annexation Filing #2.

Related File: CPC A 14-00131 (Airport Annexation Filing) Legislative

Presenter:
Mike Schultz, Principal Planner, Planning and Community
Development

Attachments: 7.5.603.B Establishment or change of zone district boundaries

**5.E.3 CPC ZC
14-00132-3**

Establishment of the APD/AO/APZ (Airport Planned District with Airport Overlay and Accident Potential Zone) zone district for the Colorado Springs Airport Annexation Filing #3.

Related File: CPC A 14-00131(Airport Annexation Filing) Legislative

Presenter:
Mike Schultz, Principal Planner, Planning and Community
Development Department

Attachments: 7.5.603.B Establishment or change of zone district boundaries

**5.F [CPC CA
16-00044](#)**

A resolution adopting the North Nevada/University of Colorado, Colorado Springs Economic Opportunity Zone Task Force Findings and Recommendations, for strategic planning purposes.

(Legislative)

Presenter:
Peter Wysocki, Planning and Community Development Director
Carl Schueler, Comprehensive Planning Manager

Attachments: [Figure 1- NevadaEOZResolution clean 5-17-16](#)
[Figure 2- North Nevada Task Force Findings and Recommendations FINAL 022](#)
[Figure 3- NNEOZ2016Supplemental Attachment](#)
[NNEOZ CPC Staff Report 2016](#)
[PowerPoint- N. Nevada EOZ Resolution](#)

- 5.G** [CPC CA
16-00043](#) A resolution adopting the South Academy Economic Opportunity Zone Action Plan for strategic planning purposes.
- (Legislative)
- Presenter:
Peter Wysocki, Planning and Community Development Director
Carl Schueler, Comprehensive Planning Manager
- Attachments:** [Figure 1- AcademyEOZResolution clean 5-17-16](#)
[Figure 2- South Academy Economic Opportunity Zone Action Plan \(3\)](#)
[ABEOZ CPC Staff Report 2016](#)
[PowerPoint- Academy EOZ Resolution](#)
- 5.H.1** [16-275](#) Ordinance No. 16-54 amending Section 205 (Additional Standards For Specific Land Uses) of Part 2 (Commercial Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development And Building) of the Code of the City Of Colorado Springs 2001, as amended, pertaining to Medical Marijuana Centers.
- Presenter:
Peter Wysocki, Director of Planning and Community Development
- Attachments:** [051016 MMJ Facility 1000 Foot Buffer.docx](#)
[Ordinance 16-54.pdf](#)
- 5.H.2** [16-277](#) Ordinance No. 16-52 amending Section 105 (Additional Standards For Specific Land Uses Allowed In Residential Zones) of Part 1 (Residential Districts) of Article 3 (Land Use Zoning Districts) Of Chapter 7 (Planning, Development And Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Personal Cultivation of Marijuana and Medical Marijuana.
- Presenter:
Peter Wysocki, Director of Planning and Community Development
- Attachments:** [051016 MJ Plant Count Residential Ordinance.docx](#)
[Ordinance 16-52.pdf](#)
- 5.H.3** [16-291](#) Ordinance No. 16-53 amending Section 302 (Definitions Of Use Types) of Part 3 (Land Use Types And Classifications) of Article 2 (Basic Provisions, Definitions And Land Use Types And Classifications) and Sections 203 (Permitted, Conditional And Accessory Uses) and 205 (Additional Standards For Specific Land Uses) of Part 2 (Commercial Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development And Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Medical Marijuana Facilities.

Presenter:

Peter Wysocki, Director of Planning and Community Development

Attachments:

[042616 MMJ Zoning and Use Tables Ordinance](#)

[Ordinance 16-53.pdf](#)

6. Adjourn