

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, January 17, 2019

8:30 AM

Council Chambers

Planning Commission

1. Call to Order

2. Approval of the Minutes

- 2.A. [18-0377](#) Minutes for the July 19, 2018 Planning Commission Meeting

Presenter:

Rhonda McDonald, Chair, Planning Commission

Attachments: [CPC Minutes 07.19.18 draft](#)

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.)

CMRS

- A. [CPC CM1
18-00105](#) A conditional use for a 100-foot monopine telecommunications facility with ground equipment Commercial Mobile Radio Service (CMRS) located at 2715 Mesa Road.

(Quasi-Judicial).

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

Attachments: [CPC Staff Report CMRS on 2715 Mesa Road - Mesa Fillmore Monopine](#)

[FIGURE 1 - SITE PLANS](#)

[FIGURE 2 - PROJECT STATEMENT](#)

[FIGURE 3 - NEIGHBOR COMMENTS](#)

[FIGURE 4 - RESPONSE](#)

[7.5.704 Conditional Use Review](#)

[7.4.607 Site Selection and Collocation req](#)

[7.4.608 Design Criteria & construction standards](#)

5. UNFINISHED BUSINESS

- 5.A. [CPC DP
18-00151](#) A certificate of designation request for MVS Centennial to establish a landfill on a 38-acre property is located south of Van Buren Street, east and west of Centennial Boulevard.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development

Attachments: [CPC Staff Report_MVS Centennial CD](#)

6. NEW BUSINESS CALENDAR

Barnes & Medical View Apartments

- 6.A. [CPC CU
18-00146](#) A Conditional Use to allow a multi-family residential development consisting of 242 units in the PBC/AO (Planned Business Center with Airport Overlay) zone district located at the northwest corner of Barnes Road and Medical View.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning and Community Development

Attachments: [CPC Staff Report - Barnes and Medical View Apartments](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Barnes Medical View DP](#)

[Figure 3 - Resident Comments](#)

[Figure 4 - Response to Neighborhood Comments Barnes & Medical View](#)

[Figure 5 - Post Response Resident Comments](#)

[Figure 6 - Color Elevations Barnes & Medical View](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

USAFA Annexation

- 6.B. [CPC A
18-00124](#) The USAFA Addition No.1 Annexation of 85.23 acres located southwest of North Gate Boulevard and Interstate 25 along Interstate 25 west of existing City limits.

(Legislative)

Presenter:

Catherine Carleo, Principal Planner, Planning & Community

Development

Attachments:

- [CPC Staff Report USAFA Annexation](#)
- [FIGURE 1 Project Statement True North Commons](#)
- [FIGURE 2 Mining Museum Comment Letter](#)
- [FIGURE 3 Comment Response Letter Mining Museum](#)
- [FIGURE 4 USAFA Comment](#)
- [FIGURE 5 El Paso County Review Comments](#)
- [FIGURE 6 Comment Response Letter County](#)
- [FIGURE 7 Annexation Plat No. 1](#)
- [FIGURE 8 Annexation Plat No. 2](#)
- [FIGURE 9 USAFA Annexation Petition](#)
- [FIGURE 10 USAFA Annexation Exhibit](#)
- [FIGURE 11 USAFA Annexation Addition No. 1](#)
- [FIGURE 12 FIA True North Commons](#)
- [FIGURE 13 Master Plan - Concept Plan True North Commons](#)
- [FIGURE 14 LSA True North Commons](#)
- [FIGURE 15 Colorado Geological Survey Comments](#)
- [FIGURE 16 Conformance with the City PlanCOS](#)
- [FIGURE 17 True North Commons Annexation Exhibit](#)
- [7.6.203-Annexation Conditions](#)
- [USAFA Annexation Public Comment 1-16-19](#)

6.C. [CPC A 18-00125](#)

The USAFA Addition No.2 Annexation of 97.90 acres west of Interstate 25 along North Gate Boulevard.

(Legislative)

Presenter:

Catherine Carleo, Principal Planner, Planning & Community Development

Attachments:

- [FIGURE 8 Annexation Plat No. 2](#)
- [7.6.203-Annexation Conditions](#)

6.D. [CPC MP 18-00138](#)

The True North Commons Master Plan illustrating future development of 57.84 acres and 125.30 acres open space located southwest of North Gate Boulevard and Interstate 25.

(Legislative)

Presenter:

Catherine Carleo, Principal Planner, Planning & Community Development

Attachments:

[FIGURE 13 Master Plan - Concept Plan True North Commons](#)
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

6.E. [CPC PUZ](#)
[18-00137](#)

Establishment of a PUD (Planned Unit Development; Commercial, Office, Retail, Institutional, Hospitality, Open Space) zone district pertaining to 183.14 acres located southwest of North Gate Boulevard and Interstate 25.

(Legislative)

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

Attachments:

[7.5.603 Findings - ZC req_CA](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

6.F. [CPC PUP](#)
[18-00177](#)

The True North Commons Concept Plan illustrating future development of 57.84 acres of commercial, office, retail, institutional, and hospitality located southwest of North Gate Boulevard and Interstate 25.

(Quasi-Judicial)

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

Attachments:

[FIGURE 13 Master Plan - Concept Plan True North Commons](#)
[7.5.501.E Concept Plans](#)
[7.3.605 PUD Concept Plan](#)

28 Polo

6.G. [AR PFP](#)
[18-00678](#)

A preliminary and final plat for 28 Polo to subdivide one 38,460 square foot lot into two single-family lots located at 28 Polo Drive.

(Quasi-Judicial)

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

Attachments:

- [CPC Staff Report 28 Polo](#)
- [FIGURE 1 - Preliminary Plat](#)
- [FIGURE 2 - Final Plat](#)
- [FIGURE 3 - Record of Decision](#)
- [FIGURE 4 - 2017 appeal of 28 Polo](#)
- [FIGURE 5 - CPC July 20 2017 - 28 Polo Minutes](#)
- [FIGURE 6 - CC August 22, 2017 - 28 Polo Minutes](#)
- [FIGURE 7 - Project Statement](#)
- [FIGURE 8 - Applicant's response to initial review](#)
- [FIGURE 9 - Comments received during internal review](#)
- [FIGURE 10 - Lot sizes](#)
- [FIGURE 11 - CGS Geologic Hazard Review](#)
- [7.7.102 Subdivision Plats Review Criteria](#)
- [7.7.204 Preliminary Plat Req - Subdivision Plats Review Criteria](#)
- [7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)
- [28 Polo Correspondence](#)

**6.H. [AR NV](#)
[18-00679](#)**

A nonuse variance for 28 Polo to allow a 67 foot lot width at the rear setback line for Lot 1 and a 59 foot lot width at the rear setback line for Lot 2 where 100 feet of lot width is required at the front and rear setback line located at 28 Polo Drive.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments:

- [FIGURE 1 - Preliminary Plat](#)
- [7.5.802.B Nonuse Variance](#)

**6.I. [AR NV](#)
[18-00680](#)**

A nonuse variance for 28 Polo to allow two 19,230 square foot lots where 20,000 square feet is required in the R zoned district located at 28 Polo Drive.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments:

- [FIGURE 1 - Preliminary Plat](#)
- [7.5.802.B Nonuse Variance](#)

7. Adjourn