

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, June 21, 2018

8:30 AM

Council Chambers

Planning Commission

1. Call to Order

- 1.A. [18-0293](#) Election of Planning Commission Chair
- 1.B. [18-0294](#) Election of Planning Commission Vice-Chair

2. Approval of the Minutes

- 2.A. [18-0292](#) May 17, 2018 Planning Commission Minutes

Attachments: [CPC Minutes Draft](#)

3. Communications

Peter Wysocki, Director of Planning and Development

4. 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.)

Items 4.A. - 4.C. 20 Boulder Crescent

- 4.A. [CPC ZC](#)
[18-00041](#) A zone change of 0.51-acre located at 20 Boulder Crescent from the R-5 (Multi-Family Residential) zoning district to the OR (Office Residential) zoning district

(Quasi-Judicial)

Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

Attachments: [20 Boulder Crescent Staff Report final clean](#)

[Figure 1 Site Plan](#)

[Figure 2 Project Statement](#)

[Figure 3 Existing Zoning&Land Use](#)

[Figure 4 Stakeholder Letters](#)

[Figure 5 Facade of 20 Boulder Crescent](#)

[7.5.603 Findings - ZC req CA](#)

- 4.B. [CPC DP](#)
[18-00042](#) A development plan for 20 Boulder Crescent to add two additional residential stories to the existing building and additional garages

(Quasi-Judicial)

Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

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

- 4.C. [CPC NV](#)
[18-00043](#) A non-use variance for 20 Boulder Crescent to allow 49'10" maximum building height where 35' is the standard in the OR (Office Residential) zone district

(Quasi-Judicial)

Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

Attachments: [7.5.802 Nonuse Variance](#)

Items 4.D. - 4.E. Renaissance at Indigo Ridge South

- 4.D. [CPC PUZ](#)
[18-00017](#) A zone change of 20.01 acres from PUD/AO (PUD with Airport Overlay) and A/AO (Agriculture with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay) to allow single family development located southeast of the intersection of Dublin Boulevard and Mustang Rim Drive.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning & Community Development

Attachments: [Staff Report Renaissance at Indigo South](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Zone Change Exhibit](#)

[Figure 3 - Renaissance at Indigo South DP](#)

[Figure 4 - Resident Comments](#)

[Figure 5 - Stetson Ridge Master Plan](#)

[Figure 6 - ClassicHomes-LOI](#)

[Figure 7 - D-49-EliteProperties_Fees inlieu Quit Claim](#)

[7.5.603 Findings - ZC req CA](#)

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

- 4.E. [CPC PUD](#)
[18-00018](#) The Renaissance at Indigo Ridge South Development Plan consisting of 98 single-family lots on 20.01 acres, 4.9 dwelling units per acre and a maximum building height of 35 feet located southeast of the intersection of Dublin Boulevard and Mustang Rim Drive.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning & Community Development

Attachments: [7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

Items 6.A. - 6.C. Lil' Market

- 6.A.** [CPC ZC](#) A zone change of .1-acre from R-2 (Two-Family Residential) to C-5/CR
[18-00050](#) (Intermediate Business with conditions of record) located at 749 East
Willamette Avenue.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report Lil Market](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Lil Market DP Plan](#)
[Figure 3 - Resident comments in support](#)
[Figure 4 - Resident comment in opposition](#)
[Figure 5 - Zone District comparisons](#)
[Figure 6 - Definitions of Certain Land Uses](#)
[Figure 7 - Alternative Parking Options](#)
[Figure 8 - Quarter mile map](#)
[Figure 9 - Envision Shooks Run pp 55-56](#)
[Figure 10 - Conditions of Record](#)
[7.5.603 Findings - ZC req CA](#)

- 6.B.** [CPC DP](#) A development plan for The Lil' Market depicting the existing 1,921
[18-00051](#) square foot building, 162 square foot garage and 700 square foot
outdoor seating area addressed at 749 East Willamette Avenue.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning & Community Development

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

- 6.C.** [CPC NV
18-00052](#) A non-use variance request to legalize an existing non-conforming commercial building to allow zero (0) parking stalls where sixteen (16) are required located at 749 East Willamette Avenue.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning & Community Development

Attachments: [7.5.802 Nonuse Variance](#)

Item 6.D. Appeal of Notice and Order to Abate

- 6.D.** [CPC AP
18-00065](#) An appeal of a Notice and Order to Abate for violation of an illegal use of a residentially zoned property located at 2814 Bluebell Hill Drive.

Presenter:

Tom Wasinger, Code Enforcement Supervisor, Planning and Community Development

Attachments: [Staff Report Notice and Order Appeal - 2814 Bluebell Hill Drive - Wasinger - up](#)

[Figure 1 Haag - Appeal Statement](#)

[Figures 2 & 3](#)

[Figure 4 - Facebook page](#)

[Figure 5 - Website page](#)

[Figure 6 - Initial Notice and Order served May 9, 2018](#)

[Figure 7 - Notice and Order for Illegal Use](#)

[Figures 8 & 9](#)

[Figure 10 - Table - Permitted Conditional And Accessory Uses](#)

[Figure 11 - Copy of Master Plan CPC MP 94-14](#)

[Figure 12 - Excerpt of note 12 of the Condition of Record](#)

[7.5.1007 Appeals of Zoning Enforcement](#)

[7.5.906 \(A\)\(1\) - Scheduling Appeals](#)

[7.5.906 \(A\)\(4\) Administrative Appeal](#)

Item 6.E. Short Term Vacation Rental

- 6.E.** [CPC CA
18-00062](#) An Ordinance amending Chapter 7, Planning, Development and Building, of City Code defining and establishing standards for Short Term Rental Units.

(Legislative)

Presenter:

Meggan Herington, Assistant Planning Director

Attachments: [CPC Staff Report_Short Term Rental Unit](#)
[FIGURE 1_DRAFT Ordinance](#)
[FIGURE 2_Correspondence](#)
[FIGURE 3_Application Packet](#)

Item 6.F. Hillside Single-Family Grading

- 6.F.** [CPC CA
18-00063](#) An Ordinance amending Section 1503 (Grading Plans) of Part 15 (Grading Plans and Erosion and Stormwater Quality Control Plans) of Article 7 (Subdivision Regulations) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to single family and duplex grading plan exemption.

Presenter:

Steve Rossoll, Water Resources Engineering

Attachments: [CPC Staff Report_Hillside SF Grading-SR edits](#)
[FIGURE 1_Full Code Language](#)
[FIGURE 2_Ordinance_Final_HillsideRES_Exemption](#)

7. Adjourn