

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, June 15, 2017

8:30 AM

Council Chambers

Planning Commission

1. Call to Order**2. Approval of the Minutes****3. Communications**

- 3.A. [CPC-038](#) Chair Eric Phillips
- 3.B. [CPC-002](#) Director Updates, Peter Wysocki

Appointments

- 3.C.1. [CPC 280](#) Appointment of Planning Commission Chair
- Presenter:
Peter Wysocki, Director, Planning and Development
- 3.C.2. [CPC 281](#) Appointment of Planning Commission Vice-Chair
- Presenter:
Peter Wysocki, Director, Planning and Development

4. CONSENT CALENDAR

- 4.A. [CPC CU
17-00044](#) A Conditional Use to allow a large daycare home for seven (7) to twelve (12) children at 623 Stevens Avenue.
- (Quasi-Judicial)
- Presenter:
Rachel Teixeira, Planner II, Planning and Community Development

Attachments: [CPC Staff Report 623 Stevens Avenue](#)
[FIGURE 1 - SITE PLAN](#)
[FIGURE 2 - PROJECT STATEMENT](#)
[FIGURE 3 - NEIGHBOR COMMENT](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

4.B. [CPC CU
17-00041](#)

A Conditional Use to allow for expansion of a licensed Medical Marijuana Off-Premises Cultivation (OPC) facility at 2211 East Boulder Street.

(Quasi-Judicial)

Presenter:

Michael Turisk, Planner II, Planning and Community Development

Attachments:

[CPC CU 17-00041 2211 E Boulder St MMJ expansion.docx](#)

[FIGURE 1 - Site Plan](#)

[FIGURE 2 - Project Statement](#)

[FIGURE 3 - Ord 16-53](#)

[FIGURE 4 - Ord 16-54](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

4.C.1. [CPC ZC
17-00008](#)

A zone change of 1.61 acres from PIP-1 (Planned Industrial Park) to PBC (Planned Business Park) located southwest of Kelly Johnson Boulevard and Goddard Street.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

Attachments:

[CPC Staff Report_Kelly Johnson Boulevard](#)

[Figure 1 - Concept Plan](#)

[Figure 2 - Project Statement](#)

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

4.C.2. [CPC CP
17-00009](#)

A Concept Plan for an 87-room hotel located southwest of Kelly Johnson Boulevard and Goddard Street.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

Attachments:

[Figure 1 - Concept Plan](#)

[7.5.501.E Concept Plans](#)

- 4.D. [CPC UV
17-00067](#) A Use Variance to allow a duplex, single-family residence, and accessory dwelling unit on a 9,450 square foot property zoned C5 (Intermediate Business) located at 1907 West Colorado Avenue.

(QUASI-JUDICIAL)

Presenter:

Greg Sanders, Planner I, Planning & Community Development

Attachments:

[CPC Staff Report 1907 W Colorado](#)

[FIGURE 1 - Use Variance](#)

[FIGURE 2 - Site Aerial](#)

[FIGURE 3 - Project Statement](#)

[FIGURE 4 - Public Comments](#)

[FIGURE 5 - Assessors Map](#)

[FIGURE 6 - Rebuild and Non-Conforming Letter](#)

[7.5.803.B Use Variance Review Criteria](#)

[7.5.502.E Development Plan Review](#)

- 4.E.1. [CPC MP
87-00381-A17
MN17](#) Minor Amendment to the Banning Lewis Ranch Master Plan changing the land use of 3.37 acres from Park to Residential-Medium (3.5-7.99 dwelling units per acre).

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Planner II, Planning and Community Development

Attachments:

[CPC Staff Report BLR](#)

[Figure 1 - Existing Land Use](#)

[Figure 2 - Project Narrative](#)

[Figure 3 - Master Plan Amendment](#)

[Figure 4 - Concept Plan Amendment](#)

[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

4.E.2. [CPC PUZ
17-00051](#)

Banning Lewis Ranch Village 2 zone change of 3.37 acres from PK/AO (Park with an Airport overlay) to PUD/AO (Planned Unit Development: Single-Family Detached, 35 foot max building height, and 6.37 dwelling units per acre with an Airport Overlay), located north of Dublin Boulevard and west of Banning Lewis Ranch Parkway.

(Quasi-Judicial)

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

Attachments:

[Figure 1 - Existing Land Use](#)

[Figure 2 - Project Narrative](#)

[7.5.603 Findings - ZC req_CA](#)

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

4.E.3 [CPC PUP
07-00093-A6
MN17](#)

Minor Amendment to the Banning Lewis Ranch Concept Plan illustrating a change of use from parkland to single-family residential, located north of Dublin Boulevard and west of Banning Lewis Ranch Parkway.

(Quasi-Judicial)

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

Attachments:

[Figure 4 - Concept Plan Amendment](#)

[7.5.501.E Concept Plans](#)

4.F.1. [CPC ZC
17-00052](#)

Project Vector zone change for 40.82 acres from PIP2/CR/AO/APZ1/RPZ/SS (Planned Industrial Park with conditions of record, airport overlay, accident potential zone 1, runway protection zoned and streamside overlay) to APD/AO/APZ1/RPZ (Airport Planned Development with airport overlay, accident potential zone 1, runway protection zone) and APD/AO/APZ1/RPZ/SS (Airport Planned Development with airport overlay, accident potential zone 1, runway protection zone and streamside overlay), located northeast of Stewart Avenue and Airport Road.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments:

[CPC Staff Report Project Vector](#)

[FIGURE 1 - Concept Plan](#)

[FIGURE 2 - Project Statement](#)

[FIGURE 3 - Ordinance 83-260](#)

[FIGURE 4 - Ordinance 83-274](#)

[7.5.603 Findings - ZC req_CA](#)

4.F.2. [CPC CP
17-00053](#)

Project Vector concept plan to allow warehouse and distribution for a 40.82 acre parcel located northeast of Stewart Avenue and Airport Road.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments:

[FIGURE 1 - Concept Plan](#)

[7.5.501.E Concept Plans](#)

- 4.G. [CPC UV 17-00073](#) A Use Variance to allow up to seven (7) beehives and the placement of two tiny homes and 1 recreational vehicle on 400 acres zoned A (Agricultural) and located east of Highway 83, south of Shoup Road and west of Howells Road.

(Quasi-Judicial)

Presenter:

Meggan Herington, Assistant Planning Director, Planning & Community Development

Attachments: [CPC Staff Report Use Variance](#)
[FIGURE 1 DP Site Plan](#)
[FIGURE 2 Project Statement](#)
[FIGURE 3 Ag Zoning Map](#)
[FIGURE 4 What is a Tiny Home](#)
[FIGURE 5 Photos](#)
[7.5.803.B Use Variance Review Criteria](#)
[7.5.502.E Development Plan Review](#)

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

5.A.1. [CPC SWP
16-00155](#)

A Subdivision Waiver from design standards, per 7.7.605.C, to authorize primary residential access to the approximately 24,436 square-foot vacant property zoned R-2 (Two Family Residential) located at 543 Robbin Place.

(Quasi-Judicial)

Presenter:

Michael Turisk, Planner II, Land Use Review Department

Attachments:

[Staff Report - CPC SWP 16-00155; CPC PFP 16-00156; CPC NV 17-00141 \(R\)](#)

[FIGURE 1A - Preliminary Plat](#)

[FIGURE 1B - Final Plat](#)

[FIGURE 2 - Project Statement](#)

[FIGURE 3 - emails](#)

[FIGURE 4 - Letters](#)

[FIGURE 5 - Appeal Letter](#)

[FIGURE 6 - OWN letter](#)

[FIGURE 7 - CGS Recommendations](#)

[FIGURE 8 - Geological Hazard Investigation](#)

[FIGURE 9 - Survey Ltr for Admin Relief](#)

[7.7.1302 Waiver of Subdivision Dev](#)

5.A.2. [CPC PFP
16-00156](#)

A Preliminary and Final Plat for a 24,436 square foot vacant property to create six (6) lots intended for the development of three (3) duplexes located at 543 Robbin Place.

(Quasi-Judicial)

Presenter:

Michael Turisk, Planner II, Land Use Review Department

Attachments:

[FIGURE 1A - Preliminary Plat](#)

[FIGURE 1B - Final Plat](#)

[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](#)

5.A.3. [AR NV
17-00141](#)

A Non-Use Variance to allow for a reduced 50-foot minimum lot width standard in the R-2 (Two-Family Residential) zone district for six (6) lots located at 543 Robbin Place.

(Quasi-Judicial)

Presenter:

Michael Turisk, Planner II, Land Use Review Department

Attachments: [FIGURE 1A - Preliminary Plat](#)
[7.5.802 Nonuse Variance](#)

6. NEW BUSINESS CALENDAR

6.A.1. [CPC CM1
17-00021](#)

A Conditional Use for a 55-foot bell tower telecommunications facility with an equipment compound Commercial Mobile Radio Service (CMRS) located at 4280 Hopeful Drive

(Quasi-Judicial).

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development Body

Proposed Motion:

CPC CM1 17-00021

Approve the conditional use for the CMRS at 4280 Hopeful Drive Conditional Use Development Plan, based upon the findings that the CMRS conditional use development plan meets the review criteria for granting a conditional use as set forth in City Code Section 7.5.704, and the CMRS location and design criteria as set forth in City Code Sections 7.4.607 and 7.4.608.

Attachments: [CPC Staff Report CMRS on Hopeful](#)
[FIGURE 1 - SITE PLAN](#)
[FIGURE 2 - PROJECT STATEMENT](#)
[FIGURE 3- NEIGHBORHOOD RESPONSE](#)
[FIGURE 4 - NEIGHBORHOOD MEETING](#)
[7.5.704 Conditional Use Review](#)
[7.4.607 Site Selection and Collocation req](#)
[7.4.608 Design Criteria & construction standards](#)

6.B.1. [CPC ZC
17-00033](#)

A change of zone of 5.41 acres from PIP-2/CR/SS (Planned Industrial Park with Conditions of Record and a Streamside Overlay) to OC/SS (Office Complex with Streamside Overlay) located south of the I-25/Mark Dabbling Boulevard underpass.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Planner II, Planning and Community Development

Attachments:

[CPC Staff Report Monument Creek](#)

[Figure 1. Concept Plan](#)

[Figure 2. Applicant Narrative](#)

[Figure 3. Surrounding Land Uses and Zoning](#)

[Figure 4. Neighbor Comment](#)

[Figure 5. Neighbor Comment](#)

[Figure 6. Building Elevations](#)

[Figure 7. SS Land Use Hierarchy](#)

[Figure 8. Trail Realignment](#)

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

6.B.2. [CPC CP
17-00070](#)

A Concept Plan for the Monument Creek Apartments illustrating the development of a 5.41 acre property into a single, 4-story, 48-unit apartment complex located south of the I-25/Mark Dabbling Boulevard underpass.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Planner II, Planning and Community Development

Attachments:

[Figure 1. Concept Plan](#)

[7.5.501.E Concept Plans](#)

6.C.1. [CPC ZC
17-00059](#)

A zone change application for 315 E. Dale St. submitted by the City of Colorado Springs on behalf of Connie Fairchild to rezone the subject property from R5 (Multi-Family Residential) to OR (Office Residential). The subject property is located on the south side of E. Dale St. between N. Weber St. and N. Wahsatch Ave.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Planning Manager, Urban Planning Division

Attachments:

[CPC Staff Report 315 E Dale](#)

[Figure 1](#)

[Figure 2 Proj Stmt](#)

[Figure 3](#)

[Figure 4](#)

[Figure 5](#)

[Figure 6](#)

[Figure 7](#)

[Figure 8](#)

[Figure 9](#)

[Figure 10](#)

[Figure 11](#)

[Figure 12](#)

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

[315 E Dale Presentation - RBT](#)

6.C.2. [CPC DP
17-00058](#)

A development plan application for 315 E. Dale St. submitted by the City of Colorado Springs on behalf of Connie Fairchild. The subject property is located on the south side of E. Dale St. between N. Weber St. and N. Wahsatch Ave.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Planning Manager, Urban Planning Division

Attachments:

[Figure 1](#)

[7.5.502.E Development Plan Review](#)

6.C.3. [CPC NV
17-00060](#)

A non-use variance for 315 E. Dale St. submitted by the City of Colorado Springs on behalf of Connie Fairchild to allow three on-site parking stalls where 4 on-site stalls are necessary for office use. The subject property is located on the south side of E. Dale St. between N. Weber St. and N. Wahsatch Ave.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Planning Manager, Urban Planning Division

Attachments:

[Figure 11 - parking analysis](#)

[Figure 12](#)

[7.5.803.B Use Variance Review Criteria](#)

7. Adjourn