

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, November 15, 2018

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

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/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.)

- 4.A. [CPC ZC](#)
[18-00115](#) A rezoning of 0.32 acre from PUD (Planned Unit Development) to PF (Public Facilities) located south of Black Squirrel Creek and north of the Federal Drive terminus.

(QUASI-JUDICIAL)

Presenter:
Daniel Sexton, Senior Planner, Planning & Community Development

Attachments: [CPC Report_FarmFiling5LiftStation_DJS](#)

[FIGURE 1 - ZC Exhibit](#)

[FIGURE 2 - ApprovedFarmFiling5PUD](#)

[FIGURE 3 - Project Statement](#)

[7.5.603 Findings - ZC req_CA](#)

5. UNFINISHED BUSINESS

- 5.A. [CPC CA](#)
[18-00082](#) Public hearing for the the PlanCOS Comprehensive Plan for the City of Colorado Springs

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

Attachments: [Supplement Memo 11.15.18](#)
[ORD_PlanCOS](#)
[PlanCOS_CPCStaffReport](#)
[Exhibit A - PlanCOS_Comprehensive Plan](#)
[Exhibit A - PlanCOS_Appendices](#)
[Figure 1 - Ch. 1 Vision Map](#)
[Figure 2 - What If Festival - 9.9.17](#)
[Figure 3 - PlanCOS Open House - At-Large - 22 - edited](#)
[Figure 4 - Downtown Typology - 9.24.18](#)
[Figure 5 - SC Endorsement Meeting Minutes and Comments Received](#)
[Figure 6 - Post SC Endorsement Changes](#)
[Figure 7 - PlanCOS - TimeLine](#)
[Figure 8 - Recently Received Public Comments](#)
[Figure 9 - PlanCOS_Changes Post-SC Endorsement](#)

6. NEW BUSINESS CALENDAR

- 6.A.** [CPC CU](#) A Conditional Use to allow a Drug or Alcohol Treatment Facility with 15
[17-00125](#) residents within the R1-6000 (Single-Family Residential) zone district at
6440 Brook Park Drive.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning and Community
Development

Attachments: [CPC Staff Report_Peaks Recovery Center](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Initial Public Comment Letters](#)
[Figure 3 - Open Letter and Petition in Opposition](#)
[Figure 4 - Additional Public Comment Letters](#)
[Figure 5 - Site Plan](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

- 6.B.** [CPC MP](#) A minor amendment to the Ivywild Master Plan affecting roughly 10 acres
[93-176-A3MN](#) of land west of South Nevada Avenue and north of East Cheyenne Road.
[18](#)

(Quasi-judicial)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Development

Department

Attachments:

- [Creekwalk CPC Staff Report November2018](#)
- [Figure 1 - Creekwalk Project Statement](#)
- [Figure 2 - Creekwalk Stakeholder Comments](#)
- [Figure 3 - Ivywild Master Plan Amendment](#)
- [Figure 4 - Creekwalk Zone Legal Description](#)
- [Figure 5 - Creekwalk Concept Plan](#)
- [Figure 6 - South Nevada Urban Renwal District Streetscape Design Standards](#)
- [Figure 7 - ROW Vacation Plat](#)
- [Figure 8 - Creekwalk Access Exhibit](#)
- [Figure 9 - Creekwalk Setback Exhibit](#)
- [7.5.408 MASTER PLAN REVIEW CRITERIA](#)

**6.C. [CPC ZC](#)
[18-00096](#)**

A change of zone from R5 and R5/SS (Multi-Family Residential with and without the Streamside Overlay) to C5 and C5/SS (Intermediate Business with and without the Streamside Overlay) affecting roughly 10 acres of land west of S. Nevada Ave. and north of E. Cheyenne Rd..

(Quasi-judicial)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Development Department

Attachments:

- [Figure 4 - Creekwalk Zone Legal Description](#)
- [7.5.603 Findings - ZC req CA](#)

**6.D. [CPC CP](#)
[18-00097](#)**

The Creekwalk Redevelopment Concept Plan affecting roughly 10 acres of land west of South Nevada Avenue and north of East Cheyenne Road.

(Quasi-judicial)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Development Department

Attachments:

- [Figure 5 - Creekwalk Concept Plan](#)
- [7.5.501.E Concept Plans](#)

**6.E. [CPC V](#)
[18-00098](#)**

A vacation of public right-of-way of portions of Mt. Washington Avenue, St. Elmo Court, and adjacent public alleyways affecting a total of 2.145 acres of right-of-way.

(Legislative)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Development Department

Attachments: [Figure 7 - ROW Vacation Plat](#)
[7.7.402.C Vacation Procedures](#)

- 6.F.** [AR NV](#)
[18-00525](#) A non-use variance granting relief from the C5 front yard setback standards along East St. Elmo Avenue and East Ramona Avenue.

(Quasi-judicial)

Presenter:
Ryan Tefertiller, Urban Planning Manager, Planning and Development Department

Attachments: [Figure 8 - Creekwalk Access Exhibit](#)
[Figure 9 - Creekwalk Setback Exhibit](#)
[7.5.803.B Use Variance Review Criteria](#)

- 6.G.** [CPC CA](#)
[18-00152](#) An ordinance amending multiple sections under Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to the City's Comprehensive Plan

Presenter:
Carl Schueler, Manager, Comprehensive Planning

Attachments: [ORD_PlanCOS_CodeAmendments](#)

7. Adjourn