

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, January 18, 2018

8:30 AM

Council Chambers

Planning Commission

1. Call to Order

Roll Call

2. Approval of the Minutes

[18-0043](#)

Minutes for December 21, 2017 Planning Commission Meeting

Presenter:

Rhonda McDonald, Chair, City Planning Commission

3. Communications

Rhonda McDonald - Planning Commission Chair

Peter Wysocki - Planning and Community Development Director

4. CONSENT CALENDAR

4.A. [CPC CM1](#)
[17-00137](#)

A Conditional Use for a Commercial Mobile Radio Service (CMRS) installation of a freestanding 50-foot tall clock tower for a concealed mobile telecommunications facility with associated supporting ground equipment located at 1602 South Murray Boulevard.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

Attachments:

[CPC Staff Report CMRS Murray](#)

[FIGURE 1 - SITE PLAN](#)

[FIGURE 2 - PROJECT STATEMENT](#)

[7.5.704 Conditional Use Review](#)

[7.4.607 Site Selection and Collocation req](#)

[7.4.608 Design Criteria & construction standards](#)

4.B. [CPC CU](#)
[17-00140](#)

A conditional use development plan for the Resort Lifestyle Communities retirement home facility consisting of 130 units on 8.112 acres located southeast of Duryea Drive and New Car Drive.

(Quasi-judicial)

Presenter:

Mike Schultz, Principal Planner

- Attachments:** [Resort Lifestyle Communities Staff Report](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Resort Lifestyle Communities DP](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

- 4.C. [CPC ZC 17-00135](#) A zone change of 2.36 acres from R-1 6000/AO/DFOZ (Single-Family Residential with Airport and Design Flexibility Overlay Zone) to PK (Public Park) located southeast of Issaquah Drive and Sonesta Drive.

(Quasi-judicial)

Presenter:
 Mike Schultz, Principal Planner

- Attachments:** [Indigo Ranch at Stetson Ridge PK Zone Change](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Zone Change Exhibit](#)
[Figure 3 - Stetson Ridge Master Plan](#)
[Figure 4 - School District 49 Letter](#)
[Figure 5 - Parks Board Minutes](#)
[Figure 6 - Indigo Ranch at Stetson Hills F 16 DP](#)
[7.5.603 Findings - ZC req CA](#)

- 4.D.1. [CPC MP 87-00381-A19 MN17](#) Banning Lewis Ranch minor master plan amendment to change the land use classification of 1.74 acres from RVL (Residential, Very Low) to PUB (Public/Institutional).

(QUASI-JUDICIAL)

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

- Attachments:** [CPC Staff Report](#)
[Figure 1 - Banning Lewis Ranch Master Plan Amendment](#)
[Figure 2 - Falcon Park & Ride Development Plan](#)
[Figure 3 - Applicant Narrative](#)
[Figure 4 - New Meridian Road Alignment](#)
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 4.D.2. [CPC ZC
17-00094](#) Falcon Park and Ride zone change of 1.74 acres from R/CR (Estate Residential with Conditions of Record) to PF (Public Facility) located south of the south corner of the Highway 24 and Meridian Road intersection.

(QUASI-JUDICIAL)

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

Attachments: [7.5.603 Findings - ZC req_CA](#)

- 4.D.3. [CPC DP
17-00095](#) Falcon Park and Ride development plan illustrating a 208 stall parking lot located south of the south corner of the Highway 24 and Meridian Road intersection.

(QUASI-JUDICIAL)

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

Attachments: [Figure 2 - Falcon Park & Ride Development Plan](#)
[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 MP
87-00381-A20
MJ17](#) Major amendment of the Banning Lewis Ranch Master Plan changing the land use of 162 acres from industrial park and retail to residential, office, industrial/research and development and neighborhood-scale commercial land uses located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch.

(LEGISLATIVE)

Presenter:
Meggan Herington, Assistant Director, Planning and Community Development

Attachments: [Postponement Request](#)
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

5.A.2. [CPC ZC
16-00152](#)

Reagan Ranch zone change of 162 acres from PIP-2/PBC/AO/APZ-1 (Planned Industrial Park/Planned Business Center with Airport Overlay and Accident Potential Zone-1) to PUD/AO/APZ-1 (Planned Unit Development with Airport Overlay and Accident Potential Zone-1) located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch.

(QUASI-JUDICIAL)

Presenter:
Meggan Herington, Assistant Director, Planning and Community Development

Attachments: [7.5.603 Findings - ZC req CA](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

5.A.3. [CPC CP
16-00153](#)

A PUD Concept Plan illustrating the amendment of the existing industrial park land use type and eliminating the retail land use type in favor of residential, office, industrial/research and development and neighborhood-scale commercial land uses located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch.

(QUASI-JUDICIAL)

Presenter:
Meggan Herington, Assistant Director, Planning and Community Development

Attachments: [7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

6. NEW BUSINESS CALENDAR

6.A.1. [AR DP
17-00039](#)

An appeal of an approved development plan for The Ridge illustrating a 60-unit multi-family development on 3.72 acres located at 4375 Broadmoor Bluffs Drive and zoned R-5/HS (Multi-Family Residential with a Hillside Overlay).

(QUASI-JUDICIAL)

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

Attachments:

- [CPC Staff Report - The Ridge Appeal](#)
- [Figure 1 - Approved Development Plan](#)
- [Figure 2 - Approved Final Plat](#)
- [Figure 3 - Appeal Application & Narrative](#)
- [Figure 4 - Applicant Narrative](#)
- [Figure 5 - Neighborhood Comment Following 1.23.17 Meeting](#)
- [Figure 6 - Neighborhood Comment Following Public Notice](#)
- [Figure 7 - Neighborhood Comment Following 2.15.17 Meeting](#)
- [Figure 8 - Cheyenne Mountain Ranch Master Plan](#)
- [Figure 9 - Cheyenne Montana Lodges Development Plan](#)
- [Figure 10 - Pages 22, 23 of Hillside Development Design Manual](#)
- [Figure 11 - CHFA Walk Score](#)
- [Figure 12 - Colorado Geologic Survey Reviews](#)
- [7.5.502.E Development Plan Review](#)
- [7.5.906 \(A\)\(4\)](#)

**6.A.2. [AR FP](#)
[17-00040](#)**

An appeal of an approved final plat for The Ridge Subdivision illustrating one lot on 3.72 acres located at 4375 Broadmoor Bluffs Drive and zoned R-5/HS (Multi-family Residential with a Hillside Overlay).

(QUASI-JUDICIAL)

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

Attachments:

- [Figure 2 - Approved Final Plat](#)
- [7.7.102 Subdivision Plats Review Criteria](#)
- [7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)
- [7.5.906 \(A\)\(4\)](#)

**6.B. [CPC CA](#)
[17-00144](#)**

An ordinance amending Section 705 (Right of Way Dedication and Street Improvements) of Part 7 (Streets in Subdivisions), Section 1102 (Specific Requirements Prior to Building Permit Issuance) of Part 11 (Assurances and Guaranties for Public Improvements), and repealing Part 19 (Banning Lewis Ranch Annexor Fees and Reimbursements), all 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 Banning Lewis Ranch Regulations

(Legislative)

Presenter:
Peter Wysocki, Director of Planning and Development

Attachments:

[ORD_Ch7-BLR-Regulations](#)

[Figure 1 BLR AX AGR comparison table](#)

[Figure 2 Draft BLR AX AGR_12.08.17](#)

7. Adjourn