

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, December 19, 2019

8:30 AM

Council Chambers

Planning Commission

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

- 2.A. [CPC 19-800](#) Minutes for the November 21, 2019 City Planning Commission Meeting

Presenter:
Reggie Graham, Chair

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.)

Kids on Bikes

- 4.A. [CPC CU 19-00122](#) A conditional use development plan for the retail component of the Kids on Bikes project allowing retail and warehouse use in the M-1 zone district at 2208 Bott Avenue.

(QUASI-JUDICIAL)

Presenter:
Rachel Teixeira, Planner II, Planning & Community Development

Attachments: [Kids on Bikes Staff Report](#)
[FIGURE 1 - Site Plan](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - Land Uses](#)
[FIGURE 4 - Neighbor's Comments](#)
[FIGURE 5 - Thriving Economy](#)
[FIGURE 6 - Unique Places](#)
[FIGURE 7 - Vision Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

**North Powers Frontage Road
Equipment Storage Yard**

- 4.B.** [CPC CU
19-00048](#) A Conditional Use to allow an Equipment Storage Yard in the PIP-2/AO (Planned Industrial Park with Airport Overlay) zone district located at 2420 North Powers Frontage Road.
- (QUASI-JUDICIAL)
- Presenter:
Tasha Brackin, Senior Planner, Planning & Community Development
- Attachments:** [CPC Report_North Powers](#)
 [Figure 1 - DP and Landscape Plan](#)
 [Figure 2 - Project Statement](#)
 [Figure 3 - Neighbors Comments](#)
 [Figure 4 - Applicant Response to Neighbor Concerns](#)
 [Figure 5 - Professional Appraisal Letter](#)
 [FIGURE 6 - Context Map](#)
 [7.5.704 Conditional Use Review](#)
 [7.5.502.E Development Plan Review](#)
- 4.C.** [AR NV
19-00514](#) A Non-Use Variance to City Code Section 7.4.102.A allowing an eight-foot tall fence within the rear yard setback associated with site development for an Equipment Storage Yard at 2420 North Powers Frontage Road.
- (QUASI-JUDICIAL)
- Presenter:
Tasha Brackin, Senior Planner, Planning & Community Development
- Attachments:** [7.4.102.A Fences or Walls](#)
 [7.5.802.B Nonuse Variance Criteria](#)
- 4.D.** [AR NV
19-00515](#) A Non-Use Variance to City Code Section 7.4.206(K) allowing recycled asphalt millings as the approved lot surface material for an Equipment Storage Yard at 2420 North Powers Frontage Road.
- (QUASI-JUDICIAL)
- Presenter:
Tasha Brackin, Senior Planner, Planning & Community Development
- Attachments:** [7.4.206.K General Prov-Restrictions-Prohibitions \(Paving\)](#)
 [7.5.802.B Nonuse Variance Criteria](#)

Items Called Off Consent

5. UNFINISHED BUSINESS**6. NEW BUSINESS CALENDAR****532 West Colorado Avenue Apartments**

- 6.A.** [CPC PUZ
19-00087](#) A zone change pertaining to 0.44 acres, changing the zoning from C-6 (General Business) to PUD (Planned Unit Development: multi-family residential, maximum density of 114 dwelling units per acre [not to exceed 50 units] and 60-foot maximum building height) located at 532 West Colorado Avenue.

(QUASI-JUDICIAL)

Presenter:

Matthew Fitzsimmons, Planner II, Planning & Community Development

Attachments:

[CPC Report 532 W. Colorado Ave PUZ PUD - final](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Zoning Map](#)

[Figure 3 - Stakeholder letters](#)

[Figure 4 - Zone Change](#)

[Figure 5 - Development Plan](#)

[Figure 6 - Traffic Study](#)

[Figure 7 - Plan COS](#)

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

[7.5.603.B Findings - ZC](#)

- 6.B.** [CPC PUD
19-00088](#) The 532 West Colorado Avenue Apartments PUD Development Plan proposing 50 multi-family units on a 0.44 acre site with a maximum building height of 60-feet and maximum density of 114 dwelling units per acre, located at the northeast corner of West Colorado Avenue and South Chestnut Street.

(QUASI-JUDICIAL)

Presenter:

Matthew Fitzsimmons, Planner II, Planning & Community Development

Attachments:

[Figure 5 - Development Plan](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

Newport Heights

- 6.C. [CPC PUZ 18-00101](#) A rezoning of 10.71 acres from PUD/AO (Planned Unit Development: single-family residential, 2.9 dwelling units per acre, 30-foot maximum building height with Airport Overlay) to PUD/AO (Planned Unit Development: single-family residential, 4.6 dwelling units per acre, 30-foot maximum building height with Airport Overlay) located north of the intersection of Bridle Pass Drive and Shimmering Moon Way.

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Attachments:

[CPC Report Newport Heights](#)
[Figure 1 - Newport Heights PUD DP](#)
[Figure 2 - Newport Heights Project Statement](#)
[Figure 3 - Public Comment from neighbors on 2018 submittal](#)
[Figure 4 - Public comments on 2nd Submittal May 2019](#)
[Figure 5 - Public comments on ReSubmittal Oct 2019](#)
[Figure 6 - Comment cards from neighborhood meeting](#)
[Figure 7 - PUZ Zone Change Exhibit](#)
[Figure 8 - Newport Density Exhibit](#)
[Figure 9- Line-of-sight Cross Section](#)
[Figure 10 - Area Context Map](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

- 6.D. [AR DP 19-00281](#) The Newport Heights Planned Unit Development (PUD) Development Plan proposing 49 single-family lots on 10.71 acres with a maximum building height of 30-feet, located north of the intersection of Bridle Pass Drive and Shimmering Moon Way.

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Attachments:

[Figure 1 - Newport Heights PUD DP](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

7. Presentations/Updates

7.A. [20-003](#) Annual Ethics Training

Presenter:
Ben Bolinger, City Attorney

8. Adjourn