

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, August 17, 2017**

**8:30 AM**

**Council Chambers**

**Planning Commission**

## **1. Call to Order**

## **2. Approval of the Minutes**

- 2.A. [CPC 291](#) Minutes for May 18, 2017 City Planning Commission Meeting

Presenter:

Rhonda McDonald, Chair, Planning Commission

**Attachments:** [CPC Minutes 05.18.17](#)

- 2.B. [CPC 292](#) Minutes for the June 15, 2017 City Planning Commission meeting

Presenter:

Rhonda McDonald, Chair, Planning Commission

**Attachments:** [CPC Minutes 06.15.17](#)

- 2.C. [CPC 320](#) Minutes for the July 20, 2017 City Planning Commission meeting

Presenter:

Rhonda McDonald, Chair, Planning Commission

**Attachments:** [CPC Minutes 07.20.17](#)

## **3. Communications**

Chair Rhonda McDonald

Peter Wysocki, Director, Planning & 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 or a citizen wishing to address the Planning Commission. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)**

### **712 Clark Place**

- 4.A. [CPC CU  
17-00057](#) A conditional use development plan for a 24,000-square foot office/warehouse development on a 5.26-acre property zoned PIP1 (Planned Industrial Park) with Streamside Overlay, located at 712 Clark Place.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:**

[CPC Staff Report 712 Clark Place](#)

[FIGURE 1 - Conditional Use](#)

[FIGURE 2 - Project Statement](#)

[7.5.502.E Development Plan Review](#)

[7.5.704 Conditional Use Review](#)

### **Bison Ridge at Kettle Creek**

**4.B.1. [CPC PUZ  
17-00013](#)**

Ordinance No. 17-89 amending the zoning map of the City of Colorado Springs pertaining to 44.71 acres located northwest of the Old Ranch Road and Chapel Ridge Drive intersection from A (Agricultural) and R1-6000 (Single-Family Residential) to PUD (Planned Unit Development: Single-Family Detached Residential; Maximum Density of 2.3 Dwelling Units per Acre; and Maximum Building Height of 35 feet)

(Quasi-Judicial)

Related File: CPC PUD 17-00014

Presenter:

Peter Wysocki, Director Planning and Community Development  
Daniel Sexton, Senior Planner, Planning and Community Development

**Attachments:**

[ZC Ord - Bison Ridge at Kettle Creek](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change Exhibit](#)

[Vicinity Map](#)

[Signed Ordinance 17-89](#)

**4.B.2. [CPC PUD  
17-00014](#)**

Bison Ridge at Kettle Creek Filings 5 and 6 PUD Development Plan to subdivide 44.71 acres into 103 single-family detached residential lots, located northwest of the Old Ranch Road and Chapel Ridge Drive intersection

(Quasi-Judicial)

Related File: CPC PUZ 17-00013

Presenter:

Peter Wysocki, Director Planning and Community Development  
Daniel Sexton, Senior Planner, Planning and Community Development

**Attachments:**

[FIGURE 2 - PUD Development Plan](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

**Cordera Commercial North****4.C.1. [CPC ZC  
17-00078](#)**

Ordinance No. 17-90 amending the zoning map of the City of Colorado Springs pertaining to 17.99 acres located near the southeast corner of Powers Boulevard and Old Ranch Road from A (Agriculture) to PBC (Planned Business Center).

(Quasi-Judicial)

Related File: CPC CP 17-00079

Presenter:

Peter Wysocki, Director Planning and Community Development  
Catherine Carleo, Principal Planner, Planning and Community Development

**Attachments:**

[ZC Ord\\_Cordera Commercial North](#)

[Exhibit A\\_Legal Description](#)

[Exhibit B\\_Zone Change Exhibit](#)

[Vicinity Map\\_Cordera Commercial North](#)

[CPC Staff Report\\_Cordera Commercial North](#)

[FIGURE 1\\_CN1 Concept Plan\\_New](#)

[FIGURE 2\\_Project Statement](#)

[FIGURE 3\\_Public Comment](#)

[FIGURE 4\\_Response to Public Comment](#)

[FIGURE 5\\_Zone Change Exhibit](#)

[7.5.603 Findings - ZC req\\_CA](#)

[CPC Aug 17- Cordera Commerical North](#)

[Signed Ordinance 17-90](#)

**4.C.2. [CPC CP  
17-00079](#)**

Cordera Commercial North Concept Plan illustrating conceptual layout for the 17.99 acres as a proposed commercial center, located near the southeast corner of Powers Boulevard and Old Ranch Road.

(Quasi-Judicial)

Related File: CPC ZC 17-00078

Presenter:

Peter Wysocki, Director Planning and Community Development  
Catherine Carleo, Principal Planner, Planning and Community Development

**Attachments:**      [FIGURE 1 CN1 Concept Plan New](#)  
[7.5.501.E Concept Plans](#)

### **Midtown Collection at Foothills Farm**

**4.D.1. [CPC PUZ](#)  
[17-00071](#)**

Ordinance No. 17-91 amending the zoning map of the City of Colorado Springs pertaining to 10.08 acres located northeast of the Federal Drive and New Life Drive intersection from A (Agricultural) and PUD (Planned Unit Development) to PUD (Planned Unit Development: Small Lot Single-Family Detached Residential; Maximum Density of 8.23 Dwelling Units per Acre; and Maximum Building Height of 35 feet)

(Quasi-Judicial)

Related File: CPC PUD 17-00072

Presenter:

Peter Wysocki, Director Planning and Community Development  
Daniel Sexton, Senior Planner, Planning and Community Development

**Attachments:**      [ZC Ord - Midtown Collections at Foothills Farm](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - Zone Change Exhibit](#)  
[Vicinity Map](#)  
[Signed Ordinance 17-91](#)

**4.D.2. [CPC PUD](#)  
[17-00072](#)**

Midtown Collection at Foothills Farm PUD Development Plan for 10.08 acres to be developed as a small lot single-family residential development consisting of 83 single family detached lots, located northeast of the Federal Drive and New Life Drive intersection.

(Quasi-Judicial)

Related File: CPC PUZ 17-00071

Presenter:

Peter Wysocki, Director Planning and Community Development  
Daniel Sexton, Senior Planner, Planning and Community Development

**Attachments:**      [FIGURE 2 - PUD Development Plan](#)  
[FIGURE 3 - Project Statement](#)  
[7.5.502.E Development Plan Review](#)  
[7.3.606 PUD Development Plan](#)

### **Midtown Collections at Cottonwood Creek**

**4.E.1.** [CPC LUM  
17-00064](#)

Ordinance No. 17-92 amending the 2020 Land Use Map of the City of Colorado Springs pertaining to 20.9281 acres from “Employment Center” to “General Residential”.

(Legislative)

Related Files: CPC PUZ 17-00065, CPC PUP 17-00066

Presenter:

Peter Wysocki, Director Planning and Community Development  
Michael Schultz, Principal Planner, Planning and Community Development

**Attachments:**

[LUM\\_Ord - Midtown Collections at Cottonwood Creek](#)

[Exhibit A 2020 Land Use Map Amended](#)

[Signed Ordinance 17-92](#)

**4.E.2.** [CPC PUZ  
17-00065](#)

Ordinance No. 17-93 amending the zoning map of the City of Colorado Springs pertaining to 20.9281 acres from OC/SS/AO (Office Complex with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development with Streamside and Airport Overlays), located at the southwest corner of Woodmen Road and Lee Vance Drive.

(Quasi-Judicial)

Related Files: CPC LUM 17-00064, CPC PUP 17-00066

Presenter:

Peter Wysocki, Director Planning and Community Development  
Michael Schultz, Principal Planner, Planning and Community Development

**Attachments:**

[ZC\\_Ord - Midtown at Cottonwood Creek](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Diagram](#)

[Vicinity Map](#)

[Signed Ordinance 17-93](#)

**4.E.3.** [CPC PUP  
17-00066](#)

A concept plan for the Midtown Collections at Cottonwood Creek proposing a small lot PUD concept for 111 single-family detached dwelling units at 5.3 dwelling units per acre with a maximum building height of 35 feet.

(Quasi-Judicial)

Related Files: CPC LUM 17-00064, CPC PUZ 17-00065

Presenter:

Peter Wysocki, Director Planning and Community Development  
Michael Schultz, Principal Planner, Planning and Community  
Development

**Attachments:** [Figure 1 - PUD Concept Plan - Revised](#)  
[Figure 5 - 2004 Concept Plan](#)  
[Figure 6 - 2008 Concept Plan](#)  
[Figure 7 - Current Concept Plan](#)  
[7.3.605 PUD Concept Plan](#)  
[7.5.501.E Concept Plans](#)

### **Parks Code Amendment**

**4.F.1. [18-0040](#)**

Ordinance No. 18-23 amending Section 402 (Purpose and Specific Requirements of the Special Purpose Zone Districts) of Part 4 (Special Purpose Districts), Section 717 (Mixed Use Pedestrian and Bicycle Access and Circulation) of Part 7 (Mixed Use Zone Districts) and Section 903 (Definitions) of Part 9 (Traditional Neighborhood Development) All of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended pertaining to Parks

Presenter:

Karen Palus, Parks, Recreation and Cultural Services Director  
Meggan Herington, Planning & Community Development Assistant  
Director

**Attachments:** [P\\_R-CodeScrubCh7-PlanDev-2018-03-02](#)  
[Signed Ordinance 18-23](#)

## **5. UNFINISHED BUSINESS**

## **6. NEW BUSINESS CALENDAR**

### **Appeal of Notice of Order**

**6.A.1. [CPC AP](#)  
[17-00104](#)**

An appeal of the Planning Commission decision to deny the appeal of a Notice and Order to Abate a sign code violation at 1624 North Academy Boulevard.

(Quasi-Judicial)

Presenter:

Kurt Schmitt, Sign Specialist  
Meggan Herington, Assistant Director, Planning & Community

Development  
Peter Wysocki, Planning and Community Development Director

**Attachments:** [CPC AP 17-00104-Appeal to CC](#)  
[1624 N Academy Appeal for sign code violation Council](#)  
[CPC Staff Report Sign Enforcement appeal](#)  
[Figure 1 - AIM Diagnosis Appeal statement](#)  
[Figure 2 - Banner violation photos](#)  
[Figure 3 - Polo Center Electronic Message Center Signs](#)  
[Figure 4 - Polo Center - 1624 N Academy EMC Affidavit](#)  
[Figure 5 - Notice and Order To Abate Sign Code violation](#)  
[Figure 6 - Email communications](#)  
[Figure 7 - 7.4.409.E - Banners- Temporary signs](#)  
[7.5.906 \(A\)\(4\)](#)  
[CPC August 17 Minutes - Notice and Order to Abate Appeal](#)

### **South Nevada Streetscape Design Standards**

**6.B.1. [17-1197](#)** Ordinance No. 17-97 adopting the South Nevada Urban Renewal Area Streetscape Standards (Legislative)

Presenter:  
Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department  
Jariah Walker, Executive Director, Colorado Springs Urban Renewal Authority

**Attachments:** [ORD S Nevada Streetscape](#)  
[S Nevada Streetscape Council Formal 101017](#)  
[Exhibit A -- Figure 1](#)  
[Figure 2](#)  
[Signed Ordinance 17-97](#)

### **Banning Lewis Ranch Village 3**

**6.C.1. [CPC MP 87-00381-A16 MJ17](#)** Major amendment to the Banning Lewis Ranch Master Plan changing the land use of 284 acres to Residential-Medium (3.5-7.99 dwelling units per acre)

(Legislative)

Related Files: CPC MP 87-00381-A16JM17, CPC PUP 17-00048, CPC PUZ 17-00047, CPC V 17-00049

Presenter:

Hannah Van Nimwegen, Planner II, Planning & Community Development  
Peter Wysocki, Planning and Community Development Director

**Attachments:**

[RES\\_BLR V3](#)

[Exhibit A - Master Plan Exhibit](#)

[City Council 9.26. BLR V3. Staff Presentation - HVN](#)

[CPC Staff Report BLR V3](#)

[Figure 1. Zoning Exhibit](#)

[Figure 2. Master Plan Exhibit](#)

[Figure 3. Concept Plan](#)

[Figure 4. Vacation Plat](#)

[Figure 5. Project Narrative](#)

[Figure 6. FIA](#)

[Figure 7. Document Legend](#)

[Figure 8. School District 49 Review](#)

[Figure 9. Parkland Distribution](#)

[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

[CPC August 17 Minutes BLR Village 3](#)

[Signed Resolution 108A-17](#)

**6.C.2. [CPC V  
17-00049](#)**

Ordinance No. 17-95 vacating portions of Public Right-Of-Way known as Dublin Boulevard, Vista Del Tierra Drive, Circulo Del Sol Loop, and Stetson Hills Boulevard consisting of 19.91 acres located west and southwest of the Dublin Boulevard and Banning Lewis Ranch Parkway intersection

(Legislative)

Related Files: CPC MP 87-00381-A16JM17, CPC PUP 17-00048,  
CPC PUZ 17-00047

Presenter:

Hannah Van Nimwegen, Planner II, Planning & Community Development  
Peter Wysocki, Planning and Community Development Director

**Attachments:**

[ORD\\_Vac\\_ROW - BLR V3](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Figure 4. Vacation Plat](#)

[7.7.402.C Vacation Procedures](#)

[Signed Ordinance 17-95](#)

- 6.C.3.** [CPC PUZ 17-00047](#) Ordinance No. 17-96 amending the zoning map of the City of Colorado Springs pertaining to 284 acres located southwest of the Dublin Boulevard and Banning Lewis Ranch Parkway intersection from R-5/CR/AO/SS; R-5/CR/AO; R1-6000/AO/SS; PBC/CR/AO/SS to PUD/AO/SS (Planned Unit Development: single-family residential with a maximum building height of 40 feet and a gross density of 7.99 dwelling units per acre with Airport and Streamside Overlays)

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A16JM17, CPC PUP 17-00048, CPC V 17-00049

Presenter:

Hannah Van Nimwegen, Planner II, Planning & Community Development  
Peter Wysocki, Planning and Community Development Director

**Attachments:**

[ZC Ord - BLR V3](#)

[Exhibit A](#)

[Exhibit B](#)

[Figure 1. Zoning Exhibit](#)

[7.5.603 Findings - ZC](#)

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

[Signed Ordinance 17-96](#)

- 6.C.4.** [CPC PUP 17-00048](#) Banning Lewis Ranch Village Three Concept Plan illustrating single-family residential development of 284 acres located southwest of the Dublin Boulevard and Banning Lewis Ranch Parkway intersection

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A16JM17, CPC PUZ 17-00047, CPC V 17-00049

Presenter:

Hannah Van Nimwegen, Planner II, Planning & Community Development  
Peter Wysocki, Planning and Community Development Director

**Attachments:**

[Figure 3. Concept Plan](#)

[7.5.501.E Concept Plans](#)

[7.3.605 PUD Concept Plan](#)

### **Reagan Ranch - Postponed to October 19**

- 6.D.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:** [Re Reagan Ranch on CPC Agenda](#)

[Postponement Request](#)

[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

**6.D.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](#)

**6.D.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](#)

## Olesky Landfill

- 6.E.1.** [CPC UV 14-00126](#) A Use Variance for 3320/3330 Drennan Industrial Loop to allow a landfill for asphalt shingles within an M-2/SS (Heavy Industrial with Streamside Overlay) zone district

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning & Community Development

**Attachments:**

[CPC Staff Report Olesky Use Variance](#)

[Figure 1 - Project Statement](#)

[Figure 2 - DP set](#)

[Figure 3 - CPC Meeting September 17 - Approved minutes](#)

[Figure 4 - Closure and Post-Closure Plan](#)

[Figure 5 - Letter from CDPHE](#)

[Figure 6 - Amended Recommendations from CDPHE](#)

[Figure 7 - Waiver Clarifications from CDPHE](#)

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

[7.5.502.E Development Plan Review](#)

[CPC 8.17.17 - Additional Email - Items 6.E](#)

- 6.E.2.** [CPC UV 14-00126-CD](#) A Certificate of Designation for 3320/3330 Drennan Industrial Loop for the purpose of a landfill located at 3320 and 3330 Drennan Industrial Loop

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning & Community Development

**Attachments:**

[Figure 4 - Closure and Post-Closure Plan](#)

[6.3.106 Certificate of Designation Review Factors](#)

## **7. Adjourn**