

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, May 17, 2018**

**8:30 AM**

**Council Chambers**

**Planning Commission**

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

- 2.A. [CPC 531](#) Approval of April 19, 2018 Minutes

**3. Communications**

Peter Wysocki - Director of Planning & 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.)**

Jenn's Learning Center

- 4.A. [CPC CU 18-00047](#) A Conditional Use to allow a large home daycare in the R1-6000/DF/AO (Single-Family Residential with Design Flexibility and Airport Overlay) zone district located east of the intersection of Poplar Brook Drive and Pioneer Creek Drive.

(QUASI-JUDICIAL)

Presenter:

Michael McConnell, Planner II, Planning & Community Development

**Attachments:** [CPC Report Jenns Learning Center](#)  
[FIGURE 1 Jenns Learning Center Narrative -](#)  
[FIGURE 2 Jenns Learning Center](#)  
[Vicinity Map](#)  
[7.5.502.E Development Plan Review](#)  
[7.5.704 Conditional Use Review](#)

Waffle House

- 4.B. [CPC ZC 17-00061](#) A zone change from C-5 (Intermediate Business) and R1-6000 (Single Family Residential) to C-5 (Intermediate Business) at the southeast corner of North Chestnut Street and West Fillmore Street.

(QUASI-JUDICIAL)

Presenter:

Michael McConnell, Planner II, Planning & Community Development

**Attachments:** [CPC Report Waffle House - MGM](#)  
[Figure 1 - Project Statement](#)  
[Figure 2 - Zone Change](#)  
[Figure 3 - Development Plan](#)  
[Vicinity Map](#)  
[7.5.603 Findings - ZC req CA](#)

- 4.C.** [CPC DP  
17-00063](#) A development plan to allow the construction of a 2,020 square foot restaurant building at the southeast corner of North Chestnut Street and West Fillmore Street.

(QUASI-JUDICIAL)

Presenter:

Michael McConnell, Planner II, Planning & Community Development

**Attachments:** [Figure 3 - Development Plan](#)  
[7.5.502.E Development Plan Review](#)

## **5. UNFINISHED BUSINESS**

Reagan Ranch

- 5.A.** [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](#)

- 5.B.** [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.C.** [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](#)

### Eastside Landing

**5.D.** [CPC CU  
18-00001](#)

Eastside Landing Conditional Use to allow a multifamily use within the PBC/AO (Planned Business Center with Airport Overlay) zone district located at the southwest corner of Stetson Hills Boulevard and North Marksheffel Road.

(QUASI-JUDICIAL)

Presenter:  
Michael McConnell, Planner II, Planning & Community Development

**Attachments:**     [CPC Report - Eastside Landing - MGM](#)  
[Figure 1 - Project Statement](#)  
[Figure 2 - Development Plan](#)  
[Figure 3 - Zone Change Ordinance 04-272](#)  
[Figure 4 - Land Use Matrix](#)  
[Vicinity Map](#)  
[7.5.704 Conditional Use Review](#)

## **6. NEW BUSINESS CALENDAR**

### CMRS - Russell Middle School

- 6.A.**     [CPC CM1  
17-00136](#)     A conditional use for a Commercial Mobile Radio Service (CMRS) installation of a 60-foot freestanding concealment canister monopole with 5-foot lighting rod and a fenced telecommunication compound located at 4760 Saddlewood Drive.

(Quasi-Judicial)

Presenter:  
Rachel Teixeira, Planner II, Planning and Community Development  
Body

**Attachments:**     [CPC Staff Report CMRS on Russell Middle School](#)  
[FIGURE 1 - SITE PLANS](#)  
[FIGURE 2 - ORIGINAL PROJECT STATEMENT](#)  
[FIGURE 3 - RESPONSE FROM NEIGHBORS](#)  
[FIGURE 4 - UPDATED PROJECT STATEMENT](#)  
[FIGURE 5- RESPONSE FROM NEIGHBORS](#)  
[FIGURE 6 - CMRS MAP](#)  
[7.5.704 Conditional Use Review](#)  
[7.4.607 Site Selection and Collocation req](#)  
[7.4.608 Design Criteria & construction standards](#)

## **7. Presentations/Updates**

- 7.A.**     [CPC 529](#)     Academy Boulevard Great Streets Progress Report- 2017
- Presenter:  
Conrad Olmedo, Planner II  
Natalie Rodriguez, Work Study Intern
- 7.B.**     [CPC 530](#)     Accessory Dwelling Units Code Updates

**8. Adjourn**