



# City of Colorado Springs

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

## Meeting Minutes - Final Planning Commission

---

Thursday, May 19, 2016

8:30 AM

Council Chambers

---

**5.C.2 CPC PUZ  
16-00010**

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 135.63 acres located east of Marksheffel Boulevard and south of the Barnes Road extension from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: Residential - 3.5 - 7.99 dwelling units per acre with a maximum building height of 36 feet with Streamside and Airport Overlays).

(Quasi-Judicial)

Presenter:

Meggan Herington, Planning Manager for LUR/DRE, Planning and Community Development

**Attachments:** ZC\_ORD\_PUD-135.63  
Exhibit A\_Residential Legal  
Exhibit B Vicinity Map  
7.3.603 Establishment & Development of a PUD Zone  
7.5.603 Criteria for granting zone changes

**Motion by Walkowski, seconded by Smith, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of**

**5.C.3 CPC PUZ  
16-00011**

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 17.7 acres located east of Marksheffel Boulevard and south of the Barnes Road extension from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PBC/AO (Planned Business Center with Airport Overlay).

(Quasi-Judicial)

Presenter:

Meggan Herington, Planning Manager for LUR/DRE, Planning and Community Development

- Attachments:** ZC\_ORD\_PBC\_17.7  
 Exhibit A\_Commercial Legal  
 Exhibit B Vicinity Map  
 7.5.603 Criteria for granting zone changes

**Motion by Walkowski, seconded by Smith, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of**

**5.C.4 CPC PUP  
 16-00013**

The Enclaves at Mountain Vista Concept Plan illustrating the future development of residential single-family attached and detached, parks, open space and school site with supporting neighborhood commercial located east of Marksheffel Boulevard and south of the Barnes Road extension in Banning Lewis Ranch.

(Quasi-Judicial)

Presenter:

Meggan Herington, Planning Manager for LUR/DRE, Planning and Community Development

- Attachments:** FIGURE 2-Concept Plan  
 7.3.605 PUD Concept Plan

**Motion by Walkowski, seconded by Smith, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of**

**Approval of the Consent Agenda**

These items will be acted upon as a whole, unless a specific item is called for any discussion by Commissioner, Staff, or citizen.

5.A.1 - CPC ZC 16-00037 - A zone change rezoning 3.81 acres from OC to PBC (Planned Business Center) located northwest of the East Woodmen Road and Campus Drive intersection.

5.A.2 - CPC CP 16-00038 - A concept plan for 3.81 acres of mixed restaurant and office uses located northwest of the East Woodmen Road and campus Drive.

5.B.- CPC ZC 16-00053 - A zone change rezoning 10.5 acres from PBC/HR/AO (Planned Business Center with High Rise and Airport Overlays) to PF/AO (Public Facility with Airport Overlay) 0.2 miles east of the intersection of South Academy Boulevard and Academy Park Loop to accommodate future development of a city of Colorado Springs Police substation.

5.C.1 - CPC MP 87-000381-A15MJ16 - A major amendment to the

Banning Lewis Ranch Master Plan changing the land use of 153 acres from Industrial to Neighborhood Commercial and Residential.

5.C.2 - CPC PUZ 16-00010 - The Enclaves at Mountain vista PUD Zone Change rezoning 135.63 acres from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development Residential - 3.5 - 7.99 dwelling units per acre with a maximum building height of 36 feet with Streamside and Airport Overlays) located east of Marksheffel Boulevard and South of Barnes Road extension in Banning Lewis Ranch.

5.C.3 - CPC PUZ 16-00011 - The Enclaves at Mountain Vista PBC zone Change of 17.7 acres from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PBC/AO (Planned Business Center with Airport Overlay) located east of Marksheffel Boulevard and South of the Barnes Road extension in the Banning Lewis Ranch.

5.C.4 - CPC PUP 16-00013 - The Enclaves at Mountain Vista concept plan illustrating the future development of residential single-family attached and detached parks, open space and school site with supporting neighborhood commercial located east of Marksheffel Boulevard and South of the Barnes Road extension in the Banning Lewis Ranch.

5.D.1 - CPC MPA 06-00206-A7MJ16 - Woodmen Heights Master Plan Major Amendment changing the land use designation from Neighborhood Commercial/Office to Residential (16 - 24.99 Dwelling Units per Acre).

5.D.2 - CPC ZC 16-00028 - Woodmen Heights zone change of 3.8 acres from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay) located northeast of Black Forest Road and Woodmen Road intersection.

5.D.3 - CPC PUZ 16-00031 - Copper Range Apartments PUD zone changed of 13.3 acres from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay) located near the Black Forest Road and Woodmen Road intersection.

5.D.4 - CPC CP 16-00033 - Woodmen Heights Commercial/Office Concept Plan for 3.8 acres illustrating two commercial development sites with associated surface parking areas located northeast of the Black Forest Road and Woodmen Road intersection.

5.D.5 - CPC PUD 16-00034 - Copper Range Apartments PUD Development Plan for a multi-family residential development with 240 dwelling units contained within 10 multi-family buildings, located near the Black Forest Road and Woodmen Road intersection.

**Motion by Walkowski, seconded by Smith, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of**

**Aye** 8 - McDonald, Chairperson Phillips, Henninger, Markewich, Walkowski, Graham, Gibson and Smith

**Absent** 1 - Shonkwiler