

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, September 19, 2019**

**8:30 AM**

**Council Chambers**

**Planning Commission**

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

[CPC 19-575](#) Minutes for the July 18, 2019 City Planning Commission Meeting

Presenter:  
Reggie Graham, Chair, City Planning Commission

**3. Communications**

Meggan Herington - Assistant Director of Planning and Community Development

**4. CONSENT CALENDAR - none****5. UNFINISHED BUSINESS**

- 5.A. [AR CM2](#)  
[18-00636](#) An appeal of the administrative denial of the Wahsatch Ave Transit Mix US-CO-5068 CMRS Development Plan for the installation of the 80' monopine tower with equipment shelter located at 444 East Costilla Street.

(Quasi-Judicial)

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

**Attachments:**      [CPC Staff Report Wahsatch Transit Mix Monopine](#)  
[Figure 1 - SITE PLANS](#)  
[Figure 2 - APPEAL](#)  
[Figure 3 - PROJECT STATEMENT](#)  
[Figure 4 - NEIGHBORHOOD COMMENTS](#)  
[Figure 5 - APPLICANT RESPONSE](#)  
[Figure 6 - ADDITIONAL NEIGHBORHOOD COMMENT](#)  
[Figure 7 - AGENCY COMMENTS](#)  
[Figure 8 - DENIAL LETTER](#)  
[Figure 9 - CMRS CODE CRITERIA](#)  
[Figure 10 - DEVELOPMENT PLAN CRITERIA](#)  
[Figure 11 - PLANCOS](#)  
[Figure 12 - EXPERIENCE DOWNTOWN MP](#)  
[Figure 13 - ENVISION SHOOKS RUN FACILITIES MP](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal](#)  
[7.5.502.E Development Plan Review](#)  
[7.4.607 Site Selection and Collocation req](#)  
[7.4.608 Design Criteria & construction standards](#)

## **6. NEW BUSINESS CALENDAR**

### FILLMORE SOUTH

- 6.A.**      [CPC MPA](#)      The Garden of the Gods Club Major Master Plan amendment from  
[07-00308-A7](#)      Private Open Space and Residential to Multi-Family Residential  
[MJ19](#)                      pertaining to 66.99 acres located south of Fillmore Street and west of  
Centennial Boulevard.

(Legislative)

Presenter:  
Lonna Thelen, Principal Planner, Planning & Community  
Development

- Attachments:** [CPC Staff Report Fillmore South](#)  
[FIGURE 1 - Garden of the Gods Club Master Plan](#)  
[FIGURE 2 - Concept Plan](#)  
[FIGURE 3 - Project Statement](#)  
[FIGURE 4 - Neighborhood comments](#)  
[FIGURE 5 - Map of surrounding uses](#)  
[FIGURE 6 - Current Garden of the Gods Master Plan](#)  
[FIGURE 7 - Fiscal Impact Analysis.GoG Club](#)  
[FIGURE 8 - CGS letter](#)  
[FIGURE 9 - PlanCOS Vibrant Neighborhoods Framework](#)  
[7.5.408 Master Plan](#)

**6.B.** [CPC PUZ](#) Rezoning of 66.99 acres from R/HS/SS (Estate Single-Family with  
[19-00025](#) Hillside and Streamside Overlay) to PUD/HS/SS (Planned Unit  
 Development with Hillside and Streamside Overlay) located south of  
 Fillmore Street and west of Centennial Boulevard.

(Quasi-Judicial)

Presenter:  
 Lonna Thelen, Principal Planner, Planning & Community  
 Development

- Attachments:** [7.5.603.B Findings - ZC](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

**6.C.** [CPC PUP](#) The Fillmore South Concept Plan illustrating future development of  
[19-00026](#) 66.99 acres for multi-family development of townhomes and  
 apartments located south of Fillmore Street and west of Centennial  
 Boulevard.

(Quasi-Judicial)

Presenter:  
 Lonna Thelen, Principal Planner, Planning & Community  
 Development

- Attachments:** [FIGURE 2 - Concept Plan](#)  
[7.5.501.E Concept Plans](#)  
[7.3.605 PUD Concept Plan](#)

**HANCOCK & DELTA**

**6.D.** [CPC MPA](#) A major amendment to the Spring Creek Master Plan changing the  
[01-00177-A2](#) land use designations of 18.6 acres from business park and  
[MJ19](#) commercial to commercial and residential located between Circle

Drive, Hancock Expressway and Delta Drive.

(Legislative)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:**

- [CPC Staff Report\\_Hancock and Delta](#)
- [FIGURE 1- Master Plan](#)
- [FIGURE 2 - Concept Plan](#)
- [FIGURE 3 - Project Statement](#)
- [FIGURE 4 - Previously approved Master Plan](#)
- [FIGURE 5 - Fiscal Impact Analysis Spring Creek MP](#)
- [FIGURE 6 - PlanCOS - Unique Places Framework Map](#)
- [7.5.408 Master Plan](#)

**6.E. [CPC PUZ 19-00081](#)**

A rezoning of 18.6 acres from C5/CR, C5/P and PBC to a PUD (Planned Unit Development: commercial, multi-family, and single-family detached, 12-24.99 dwelling units per acre, maximum building height of 45 feet) zone district located between Circle Drive, Hancock Expressway and Delta Drive.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:**

- [7.5.603.B Findings - ZC](#)
- [7.3.603 Establishment & Development of a PUD Zone](#)

**6.F. [CPC PUP 19-00082](#)**

The Hancock and Delta Concept Plan illustrating future development of 18.6 acres for mixed commercial and residential use located between Circle Drive, Hancock Expressway and Delta Drive.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:**

- [FIGURE 2 - Concept Plan](#)
- [7.5.501.E Concept Plans](#)
- [7.3.605 PUD Concept Plan](#)

CORDERA COMMERCIAL SOUTH

- 6.G. [CPC ZC 19-00070](#) A zone change from A (Agricultural) to OC (Office Commercial) zoning district consisting of 12.87 acres located northeast of Powers Boulevard and Union Boulevard. (Quasi-Judicial)

Presenter:  
Katie Carleo, Principal Planner, Planning & Community Development

- Attachments:** [CPC Staff Report\\_Cordera Commercial South at Briargate](#)  
[FIGURE 1\\_Cordera Commercial South Project Statement](#)  
[FIGURE 2\\_Public Comment](#)  
[FIGURE 3\\_Cordera Commercial South NEIGHBORHOOD RESPONSES](#)  
[FIGURE 4\\_Concept Plan](#)  
[FIGURE 5\\_GEO Letter](#)  
[FIGURE 6\\_PlanCOS Supporting Map](#)  
[FIGURE 7\\_Contextual Map](#)  
[FIGURE 8\\_Traffic Memo](#)  
[7.5.603.B Findings - ZC](#)

- 6.H. [CPC ZC 19-00071](#) A zone change from A (Agricultural) to PF (Public Facility) zoning district consisting of 7.24 acres for a public detention pond facility located northeast of Powers Boulevard and Union Boulevard. (Quasi-Judicial)

Presenter:  
Katie Carleo, Principal Planner, Planning & Community Development

- Attachments:** [7.5.603.B Findings - ZC](#)

- 6.I. [CPC ZC 19-00072](#) A zone change from A (Agricultural) to OC (Office Complex) zoning district consisting of 15.86 acres located northeast of Powers Boulevard and Union Boulevard. (Quasi-Judicial)

Presenter:  
Katie Carleo, Principal Planner, Planning & Community Development

- Attachments:** [7.5.603.B Findings - ZC](#)

- 6.J. [CPC ZC 19-00073](#) A zone change from A (Agricultural) to PK (Parkland) consisting of 29.99 acres located northeast of Powers Boulevard and Union Boulevard. (Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [7.5.603.B Findings - ZC](#)

- 6.K. [CPC CP 19-00074](#) The Cordera Commercial South Concept Plan which illustrates 28.74 acres for Office Complex and Multi-family; 7.24 acres for an existing public detention facility and 29.99 acres of Open Space located northeast of Powers Boulevard and Union Boulevard.  
(Quasi-Judicial)

Presenter:  
Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [FIGURE 4 Concept Plan](#)

NOOK AT SHILOH MESA

- 6.L. [CPC MPA 06-00206-A12 MJ19](#) A major master plan amendment for the Woodmen Heights Master Plan changing the land use designation for 20.93 acres of the planned area from Multi-Family/Regional Commercial/Office to Single Family Detached Residential with 4.35 dwelling units per acre, located northwest of Marksheffel Road and Woodmen Road intersection.

(LEGISLATIVE)

Presenter:  
Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [CPC Report Nook@ShilohMesa](#)  
[FIGURE 1 - Master Plan Amendment.ltr](#)  
[FIGURE 2 - PUD Concept Plan Amendment.ltr](#)  
[FIGURE 3 - Zone Change.ltr](#)  
[FIGURE 4 - PUD Development Plan.ltr](#)  
[FIGURE 5 - Project Statement](#)  
[FIGURE 6 - Public Comment](#)  
[FIGURE 7 - FIA](#)  
[FIGURE 8 - Vibrant Neighborhoods Framework Map](#)  
[7.5.408 Master Plan](#)

- 6.M. [CPC PUP 07-00100-A2 MJ19](#) A major PUD concept plan amendment for the Woodmen Heights Commercial Center development illustrating a new site design and land use for a 20.93 acre portion of the development, located northwest of Marksheffel Road and Woodmen Road intersection.

(QUASI-JUDICIAL)

Presenter:  
 Daniel Sexton, Principal Planner, Planning & Community  
 Development

**Attachments:** [FIGURE 2 - PUD Concept Plan Amendment](#)  
[7.3.605 PUD Concept Plan](#)  
[7.5.501.E Concept Plans](#)

**6.N.** [CPC PUZ](#)  
[19-00011](#) A change of zone for 20.93 acres of land from PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlays) to PUD/SS/AO (Planned Unit Development: Small Lot Single-Family Detached Residential, 35-foot maximum building height, and 4.35 dwelling units per acre; with Streamside and Airport Overlays), located northwest of Marksheffel Road and Woodmen Road intersection.

(QUASI-JUDICIAL)

Presenter:  
 Daniel Sexton, Principal Planner, Planning & Community  
 Development

**Attachments:** [FIGURE 3 - Zone Change](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)  
[7.5.603.B Findings - ZC](#)

**6.O.** [CPC PUD](#)  
[19-00013](#) A PUD development plan for the Nook at Shiloh Mesa project illustrating a small lot single-family detached residential development with 91-lots and ancillary public and private site improvements, located northwest of Marksheffel Road and Woodmen Road intersection.

(QUASI-JUDICIAL)

Presenter:  
 Daniel Sexton, Principal Planner, Planning & Community  
 Development

**Attachments:** [FIGURE 4 - PUD Development Plan](#)  
[7.3.606 PUD Development Plan](#)  
[7.5.502.E Development Plan Review](#)

TOTAL GREEN

**6.P.** [CPC CU](#)  
[19-00040](#) A conditional use to allow relocation of an Optional Premises Cultivation Operation in the PBC (Planned Business Center) zone district, addressed as 1105 South Chelton Road.



(Quasi-Judicial)

Presenter:

Morgan Hester, Principal Planner, Planning and Community Development

**Attachments:**

[CPC Staff Report Total Green](#)

[FIGURE 1 Total Green DP](#)

[FIGURE 2 Project Statement](#)

[FIGURE 3 Public Comment](#)

[FIGURE 4 Land Use Map](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

## THE RIDGE AT SAND CREEK

**6.Q.** [CPC PUZ  
19-00053](#)

A rezoning from PIP-1/AO/SS (Planning Industrial Park/Airport Overlay/Streamside Overlay Zone) to PUD/AO/SS (Planned Unit Development/Airport Overlay/Streamside Overlay; single-family residential, 4.67 DU/AC, 30-foot maximum building height) zone district pertaining to 19.26 acres located at the southeastern corner of Galley Road and Babcock Road.

(Quasi-Judicial)

Presenter:

Morgan Hester, Principal Planner, Planning & Community Development

**Attachments:**

[CPC Staff Report Ridge at Sand Creek](#)

[FIGURE 1 Ridge at Sand Creek DP Site Plan.ltr](#)

[FIGURE 2 Ridge at Sand Creek Project Statement](#)

[FIGURE 3 Resident Concerns](#)

[FIGURE 4 PUD Zone Exhibit](#)

[FIGURE 5 Aerial Overlay](#)

[FIGURE 6 AAC Meeting Minutes](#)

[FIGURE 7 APZ & Runway Map](#)

[FIGURE 8 PlanCOS Vibrant Neighborhoods Framework](#)

[7.5.603.B Findings - ZC](#)

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

**6.R.** [CPC PUD  
19-00054](#)

The Ridge at Sand Creek Development Plan for development of 19.26 acres for 90 lots of single-family residential development located at the southeastern corner of Galley Road and Babcock

Road.

(Quasi-Judicial)

Presenter:  
Morgan Hester, Principal Planner, Planning & Community  
Development

**Attachments:** [FIGURE 1\\_Ridge at Sand Creek DP Site Plan.ltr](#)  
[7.3.606 PUD Development Plan](#)  
[7.5.502.E Development Plan Review](#)

## **7. Presentations/Updates**

[19-576](#) Prairie Necklace

Presenter: Judy von Ahlefeldt, PhD, Landscape Ecologist

**Attachments:** [Planning Comms Sept 2019 Prairie Necklace](#)  
[Judith von Ahlefeldt Phd cv](#)

## **8. Adjourn**