

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, December 20, 2018

8:30 AM

Council Chambers

Planning Commission

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

None at this time

3. Communications

Peter Wysocki - Director of Planning and Community Development

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.)

4. CONSENT CALENDAR

- 4.A. [CPC CP](#)
[14-00115-A3](#)
[MN18](#) A minor amendment of the Highlands at Briargate Concept Plan adding the human service facility use and updating the phasing plan, located at 2368 Research Parkway.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

Attachments: [CPC Report Legends@FF](#)
[FIGURE 1 - CP-MN_DWG](#)
[FIGURE 2 - CU_DWG](#)
[FIGURE 3 - Project Statement](#)
[7.5.501.E Concept Plans](#)

- 4.B. [CPC CU](#)
[18-00108](#) A conditional use for the Legends at Focus on the Family project located at 2386 Research Parkway and consisting of a 91-unit human service facility with memory care services and ancillary site improvements.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

Attachments: [FIGURE 2 - CU_DWG](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

- 4.C. [CPC CU](#)
[18-00120](#) A Conditional Use to allow a large daycare home for seven (7) to twelve (12) children at 4307 Moonbeam Drive.
(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

Attachments:

[CPC Staff Report 4307 Moonbeam Drive](#)

[FIGURE 1 - SITE PLAN](#)

[FIGURE 2 - PROJECT STATEMENT](#)

[FIGURE 3 - NEIGHBORHOOD COMMENTS](#)

[FIGURE 4 - RESPONSE](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

- 4.D. [CPC ZC](#)
[18-00117](#) A rezoning of 2.59 acres from PBC (Planned Business Center) to C-6/CR (General Business District with Conditions of Record) located at 2433 East Fountain Boulevard.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development

Attachments:

[CPC Staff Report 2433 E Fountain](#)

[FIGURE 1 - Project Statement](#)

[FIGURE 2 - Concept Plan](#)

[7.5.603 Findings - ZC req CA](#)

- 4.E. [CPC CP](#)
[18-00118](#) 2433 East Fountain Boulevard Concept Plan illustrating future commercial development of a 2.59 acre site for automotive storage yard for recreational vehicles and auto storage and mini-warehouses.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development

Attachments:

[FIGURE 2 - Concept Plan](#)

[7.5.501.E Concept Plans](#)

- 4.F. [CPC CA](#)
[18-00164](#) An Ordinance Amending Section 205 (Accessible Parking Space Requirements for the Disabled) of Part 2 (Off-Street Parking Standards) of Article 4 (Site Development Standards) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs, 2001, as amended, pertaining to Accessible Parking Signs.

(Legislative)

Presenter:

Meggan Herington, Assistant Director, Planning and Community Development

Robert Hernandez, Title II ADA Manager, Office of Accessibility

Attachments: [CPC Staff Report ADA Parking Signage](#)
[Ordinance AccessibleParkingSigns Amendment](#)

5. UNFINISHED BUSINESS

- 5.A.** [CPC MP 07-00061-A6 MJ17](#) Major amendment to the Briargate Master Plan changing the land use designation of 57.82 acres from Sports Complex (SC) to R-LM (Residential Low/Med; 3.5-7.99 dwelling units per acre), R-M (Residential Medium; 8-11.99 dwelling units per acre) and NP (Park) as part of City Resolution 13-17 authorizing a land exchange located near Powers Boulevard and Old Ranch Road.

(Legislative)

Presenter:

Catherine Carleo, Principal Planner, Planning and Community Development

Attachments: [CPC Staff Report Larry Ochs 9-20-18](#)
[FIGURE 1 Larry Ochs Project Statement](#)
[FIGURE 2 Larry Ochs public comment correspondence](#)
[FIGURE 3 Larry Ochs Council Resolution 13-17](#)
[FIGURE 4 Briargate Master Plan MJ-Larry Ochs](#)
[FIGURE 5 Larry Ochs Park Zoning Exhibit](#)
[FIGURE 6 Larry Ochs Park Concept Plan](#)
[FIGURE 7 Larry Ochs Park USF&W Letter](#)
[FIGURE 8 School District 20 Comment Letter](#)
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 5.B.** [CPC PUZ 17-00087](#) The Larry Ochs rezoning of 57.82 acres located near Powers Boulevard and Old Ranch Road changing the zoning from Park (PK) to PUD (Planned Unit Development; Residential, 3.5-11.99 dwelling units per acre, maximum height 45-feet and Park).

(Quasi-Judicial)

Presenter:

Catherine Carleo, Principal Planner, Planning and Community Development

Attachments: [FIGURE 5 Larry Ochs Park Zoning Exhibit](#)
[7.5.603 Findings - ZC req CA](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 5.C.** [CPC PUP](#)
[17-00089](#) Larry Ochs Concept Plan illustrating future development of 57.82 acres for residential (3.5-11.99 dwelling units per acre) and a park site located near Powers Boulevard and Old Ranch Road.

(Quasi-Judicial)

Presenter:
Catherine Carleo, Principal Planner, Planning and Community Development

Attachments: [FIGURE 6 Larry Ochs Park Concept Plan](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

6. NEW BUSINESS CALENDAR

- 6.A.** [CPC DP](#)
[18-00151](#) A certificate of designation request for MVS Centennial to establish a landfill on a 38-acre property is located south of Van Buren Street, east and west of Centennial Boulevard.

(Quasi-Judicial)

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

Attachments: [CPC Staff Report MVS Centennial CD](#)

- 6.B.** [CPC UV](#)
[18-00126](#) Red Leg Brewing Use Variance to allow bar/taproom and restaurant on a 2.47 acre site in the PIP-1 (Planned Industrial Park) zone district located at 4210 Arrowswest Drive.

(Quasi-Judicial)

Presenter:
Mike Schultz, Principal Planner, Planning and Community Development

Attachments: [Red Leg CPC Report](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Red Leg DP](#)
[Figure 3 - Destination Breweries](#)
[Figure 4 - Alternative Parking](#)
[7.5.803.B Use Variance Review Criteria](#)
[7.5.502.E Development Plan Review](#)

- 6.C.** [CPC R](#)
 [18-00166](#) Administrative Relief to Code Section 7.4.203 allowing 60 off-street parking stalls where 66 off-street parking stalls are required for Red Leg Brewing located at 4210 Arrowswest Drive.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning and Community Development

Attachments:

[Figure 4 - Alternative Parking](#)

[7.5.1102 Findings Necessary to Grant Administrative Relief](#)

- 6.D.** [CPC A](#)
 [17-00025](#) Briargate Church Assembly of God Annexation consisting of 8.26 acres located northeast of Voyager Parkway and Springcrest Road.

(Legislative)

Presenter:

Catherine Carleo, Principal Planner, Planning and Development

Attachments:

[CPC Staff Report_Briargate Church Assembly of God Annexation_KAC](#)

[FIGURE 1_Project Statement](#)

[FIGURE 2_Annexation Plat](#)

[FIGURE 3_Enclave Map](#)

[FIGURE 4_Fiscal Impact Analysis.Briargate Church](#)

[FIGURE 5_Annexation agreement](#)

[FIGURE 6_BCAG_SECWCD Letter of Assent_7-24-2018](#)

[FIGURE 7_ZC Legal Description](#)

[FIGURE 8_Briargate Church Assembly of God_DP](#)

[7.6.203-Annexation Conditions](#)

- 6.E.** [CPC ZC](#)
 [18-00035](#) Establishment of the A (Agriculture) zone district pertaining to 8.26 acres located northeast of Voyager Parkway and Springcrest Road.

(Legislative)

Presenter:

Catherine Carleo, Principal Planner, Planning and Development

Attachments:

[Exhibit A - ZC Legal Description](#)

[7.5.603 Findings - ZC req_CA](#)

- 6.F.** [CPC DP](#)
 [18-00036](#) Briargate Church Assembly of God Development Plan illustrating future church expansion, roadway improvements and associated landscape and infrastructure located northeast of Voyager Parkway and Springcrest Road.

(Quasi-Judicial)

Presenter:

Catherine Carleo, Principal Planner, Planning and Development

Attachments: [FIGURE 8 Briargate Church Assembly of God DP](#)
[7.5.502.E Development Plan Review](#)

- 6.G.** [CPC CU](#)
[18-00162](#) A Conditional Use to allow Multi-Family Residential within the OR (Office Residential) zone district located at 2812 East Bijou Street.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning and Community Development

Attachments: [CPC Staff Report - Rocky Mountain Apartments](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Public Comments](#)
[Figure 3 - Site Plan](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

- 6.H.** [CPC NV](#)
[18-00163](#) A Nonuse Variance to City Code Section 7.4.206.B to allow parking stalls which would require an unparking vehicle to back across a property line into the public right-of-way located at 2812 East Bijou Street.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning and Community Development

Attachments: [7.5.802 Nonuse Variance](#)
[7.4.206.B General Prov-Restrictions-Prohibitions \(Parking\)](#)

7. Adjourn