

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, June 20, 2019

8:30 AM

Council Chambers

Planning Commission

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

- 2.A. [19-318](#) Planning Commission Minutes for April 18, 2019

Presenter:

Rhonda McDonald, Chair, City Planning Commission

Attachments: [CPC Draft Minutes Apr.2019](#)

3. Communications

Peter Wysocki - Director of Planning and 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/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.)

- A. [CPC CU](#)
[19-00043](#) A conditional use development plan for the new Atlas Preparatory Charter School located at 1750 South Murray Boulevard.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

Attachments: [CPC Staff Report Atlas Prep Charter School on 1750 South Murray Boulevard](#)

[FIGURE 1 - SITE PLAN](#)

[FIGURE 2 - PROJECT STATEMENT](#)

[FIGURE 3 - PLANCOS](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

- B. [CPC CU](#)
[19-00038](#) A conditional use development plan to allow for Automotive Sales and Rental in the M-1 (Light Industrial) zone district located at 725 East Fillmore Street.

(Quasi-Judicial)

Presenter:

Chris Staley, Planner II, Planning and Community Development

Attachments: [CPC Staff Report - 725 E. Fillmore St Best Value Motors](#)
[FIGURE 1 - Project Statement](#)
[FIGURE 2 - Vicinity Map](#)
[FIGURE 3 - Development Plan](#)
[FIGURE 4 - PlanCOS Map \(Unique Places Framework\)](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

- C. [CPC DP
18-00151-2](#) A certificate of designation request for MVS Centennial to establish a long term landfill consolidation 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](#)
[FIGURE 1 - Letter from CDPHE](#)
[FIGURE 2 - MVS Conditional Approval Letter](#)
[FIGURE 3 - Project Statement](#)
[FIGURE 4 - VCUP Existing Landfill MVS Property](#)
[FIGURE 5 - Approved Concept Plan](#)
[FIGURE 6 - Approved Master Plan](#)
[FIGURE 7 - Approved Development Plan for Grading](#)
[FIGURE 8 - Letter from El Paso County Health and Environment](#)
[FIGURE 9 - Comprehensive Plan - Typology](#)
[6.3.106 Certificate of Designation Review Factors](#)

- D. [CPC ZC
19-00047](#) A zone change pertaining to 8.69 acres located at 2420 Victor Place, changing the zoning from C-6/AO/cr (General Business with Airport Overlay and Conditions of Record) to PIP-2/AO (Planned Industrial Park with Airport Overlay) reverting to the original zoning with no conditions of record.

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Attachments: [CPC Report 2420 VICTOR ZC](#)
[Figure 1 - Amended Concept Plan CPC CP 15-00119-A1MJ19](#)
[Figure 2 - Project Statement](#)
[Figure 3 - Emails from two neighbors](#)
[Figure 4 - Followup Replies to Emails from two neighbors](#)
[7.5.603.B Findings - ZC](#)

- E. [CPC CP 15-00119-A1 MJ19](#) A Concept Plan illustrating a contractor storage yard and associated improvements on 8.69 acres at 2420 Victor Place.

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Attachments: [Figure 1 - Amended Concept Plan CPC CP 15-00119-A1MJ19](#)
[7.5.501.E Concept Plans](#)

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

- 5.B. [CPC CA 19-00055](#) An ordinance amending Section 1704 (Short Term Rental Units) of Chapter 7, Planning, Development and Building, of City Code defining and establishing standards for Short Term Rental Units.

(Legislative)

Presenter:

Morgan Hester, Program Coordinator

6. NEW BUSINESS CALENDAR

- 6.A. [CPC MP 05-00080-A7 MJ19](#) Major Amendment to the Wolf Ranch Master Plan illustrating changes to land use classifications for the site zoned PUD (Planned Unit Development), located northeast of Briargate Parkway and Wolf Lake Drive consisting of 750 acres.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments:

- [CPC Staff Report_Wolf Ranch Master Plan_KAC](#)
- [FIGURE 1 Project Statement](#)
- [FIGURE 2 Public Comment-opposition](#)
- [FIGURE 3 Public Comment-support](#)
- [FIGURE 4 Wolf Ranch Neighbors Letter](#)
- [FIGURE 5 El Paso County Planning Comment Letter](#)
- [FIGURE 6 Wolf Ranch Park System](#)
- [FIGURE 7 Current Master Plan](#)
- [FIGURE 8 Proposed Master Plan](#)
- [FIGURE 9 Fiscal Impact Analysis.Wolf Ranch](#)
- [FIGURE 10 Entech Report](#)
- [FIGURE 11 CGS Letter 1-24-19](#)
- [FIGURE 12 District 20 Comment Letters](#)
- [Map_Area of Change](#)
- [Map_PlanCOS Conformance](#)
- [Map_Surrounding Zoning](#)
- [7.5.408 Master Plan](#)

6.B. [CPC SN 19-00045](#)

A street name change from Imola Lane to Blamires Way for the entire street length from south of Farthing Drive to its terminus.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development

Attachments:

- [CPC Staff Report_Blamires Way St Name Change](#)
- [FIGURE 1 - Site Plan](#)
- [FIGURE 2 - Project Statement](#)
- [FIGURE 3 - Neighborhood comments](#)
- [FIGURE 4 - Applicant response letter](#)
- [FIGURE 5 - PlanCOS Typology Map](#)
- [7.7.704.D.7 Street Name Changes Review Criteria](#)

6.C. [CPC AP 19-00069](#)

An appeal of the administrative site plan approval for construction of a 10-foot fence with a 10-foot accessory structure setback for the Flying W Ranch.

(QUASI-JUDICIAL)

Presenter:

Meggan Herington, Planning & Community Development

Attachments: [CPC Staff Report_Flying W Ranch Fence](#)

[FIGURE 1 Buiding Permit Submittal](#)

[FIGURE 2 Appeal Package](#)

[FIGURE 3 Opposition](#)

[FIGURE 4 Stormwater Email](#)

[7.3.105.A.1](#)

[7.5.906 \(A\)\(4\) Administrative Appeal](#)

6.D. [CPC A
13-00004](#)

The Church for All Nations Addition No.1 Annexation of 52.78 acres located northeast of Powers Boulevard and Dublin Boulevard.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report_CFAN Annexation_KAC](#)

[FIGURE 1 Project Statement](#)

[FIGURE 2 Annexation Plat](#)

[FIGURE 3 Enclave Areas](#)

[FIGURE 4 CFAN Annex Agreement](#)

[FIGURE 5 Surrounding Zoning](#)

[FIGURE 6 PlanCOS Exhibit](#)

[FIGURE 7 Concept Plan](#)

[7.6.203-Annexation Conditions](#)

6.E. [CPC PUZ
13-00138](#)

Establishment of a PUD (Planned Unit Development; Mixed Commercial, Residential, Religious Institution; maximum residential density 20 DU/AC; 45-foot maximum building height with 75-foot for architectural features with Airport Overlay) zone district pertaining to 52.78 acres located northeast of Powers Boulevard and Dublin Boulevard.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [FIGURE 5 Surrounding Zoning](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 6.F.** [CPC PUP
13-00139](#) The Church for All Nations PUD Concept Plan illustrating future development of 43.71 acres for mixed commercial and residential use located northeast of Powers Boulevard and Dublin Boulevard.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [FIGURE 7 Concept Plan](#)
[7.5.501.E Concept Plans](#)
[7.3.605 PUD Concept Plan](#)

- 6.G.** [CPC MP
01-00147-A4
MJ19](#) A major amendment of the Greenbriar/Powerwood Master Plan modifying alignments for the envisioned east/west roadways between Tutt Boulevard and Templeton Gap Road and changing 20.5 acres of land from Regional Commercial to Multi-Family Residential.

(LEGISLATIVE)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

Attachments: [CPC Report_GreenbriarPowerwood](#)
[Figure 1 - Amended Master Plan](#)
[Figure 2 - Amended Concept Plan](#)
[Figure 3 - Project Statement](#)
[Figure 4 - Aerial Image](#)
[Figure 5 - FIA](#)
[Figure 6 - PlanCOS Map](#)
[7.5.408 Master Plan](#)

- 6.H.** [CPC CP
01-00148-A10
MJ19](#) A major amendment of the Greenbriar/Powerwood Concept Plan adding the multi-family residential land use as an allowable use, modifying alignments for the east/west roadways and updating the lot configuration for property located southeast of the Woodmen Road and Tutt Boulevard intersection.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

Attachments: [Figure 2 - Amended Concept Plan](#)
[7.5.501.E Concept Plans](#)

7. Adjourn