

# City of Colorado Springs

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



## Regular Meeting Agenda

Thursday, July 21, 2016

8:30 AM

Council Chambers

**Planning Commission**

**1. Call to Order****2. Approval of the Record of Decision (minutes) for the June 16, 2016 City Planning Commission Meeting.****3. Communications**

[CPC-038](#) Chairperson Eric Phillips

[CPC-002](#) Director Updates, Peter Wysocki

**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.)**

**4. CONSENT CALENDAR**

- 4.A.1** [CPC MPA 05-00278-A3 MN15](#) A minor amendment to the Northgate Master Plan changing 2.3 acres along Voyager Parkway from Office/Industrial to Neighborhood Commercial, located southeast of the Voyager Parkway and Ridgeline Drive intersection.

(Quasi-Judicial)

Related Files: CPC ZC 15-00095, CPC ZC 15-00040, CPC CP 07-00371-A1MJ15

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

**Attachments:** [Voyager Business Park Staff Report - KAC](#)  
[FIGURE 1 CP](#)  
[FIGURE 2 PJ Statement](#)  
[FIGURE 3 MP](#)  
[FIGURE 4 ZC 15-00095](#)  
[FIGURE 5 ZC 15-00040](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 4.A.2** [CPC ZC 15-00040](#) Voyager Business Park zone change of 1.2 acres from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center), located southeast of the Voyager Parkway and Ridgeline Drive intersection.

(Quasi-Judicial)

Related Files: CPC MPA 05-00278-A3MN15, CPC ZC 15-00095,  
CPC CP 07-00371-A1MJ15

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

**Attachments:** [FIGURE 5 ZC 15-00040](#)

[7.5.603.B Establishment or change of zone district boundaries](#)

**4.A.3** [CPC ZC  
15-00095](#)

Voyager Business Park zone change of 1.1 acres from PIP-1  
(Planned Industrial Park) to PBC (Planned Business Center), located  
southeast of the Voyager Parkway and Ridgeline Drive intersection.

(Quasi-Judicial)

Related Files: CPC MPA 05-00278-A3MN15, CPC ZC 15-00040,  
CPC CP 07-00371-A1MJ15

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

**Attachments:** [FIGURE 4 ZC 15-00095](#)

[7.5.603.B Establishment or change of zone district boundaries](#)

**4.A.4** [CPC CP  
07-00189-A1  
MJ15](#)

A major amendment to the Voyager Business Park Concept Plan  
changing internal lot configuration, integrating 2.3 acres of commercial  
use and adding a right-in and right-out along Voyager Parkway,  
located southeast of the Voyager and Ridgeline Drive intersection.

(Quasi-Judicial)

Related Files: CPC MPA 05-00278-A3MN15, CPC ZC 15-00040,  
CPC ZC 15-00095

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

**Attachments:** [FIGURE 1 CP](#)

[7.5.501.E Concept Plans](#)

**4.B.** [CPC ZC  
16-00087](#)

A change of zone district rezoning 0.34 of an acre from OR/CR (Office  
Residential with Conditions of Record) to OR/CR (Office Residential  
with Conditions of Record) located at 702 and 704 East Boulder

Street, more generally located on the northeast corner of Boulder and El Paso Streets.

(Quasi-Judicial)

Presenter:  
Hannah Van Nimwegan, Planner II, Planning and Community Development

**Attachments:** [Staff Report Sustainability Center](#)

[Figure 1 - Site Plan](#)

[Figure 2 - Project Narrative](#)

[Figure 3 - Surrounding Land Uses](#)

[Figure 4 - Mid Shooks Run Letter](#)

[7.5.603.B Establishment or change of zone district boundaries](#)

- 4.C. [CPC CU 16-00078](#) A conditional use to allow a large daycare home for seven (7) to twelve (12) children located at 7023 Sapling Place.

(Quasi-Judicial)

Presenter:  
Conrad Olmedo, Planner II, Planning & Community Development

**Attachments:** [Staff Report 7023 Sapling Place](#)

[Figure 1 Site Plan](#)

[Figure 2 Project Statement](#)

[Figure 3 Public Comment and Applicant-Staff Reponse](#)

[Figure 4 Shed Approval](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

- 4.D. [CPC CU 16-00081](#) A conditional use to allow a large daycare home for seven (7) to twelve (12) children at 2103 Clarkson Drive.

(Quasi-Judicial)

Presenter:  
Conrad Olmedo, Planner II, Planning & Community Development

**Attachments:** [Staff Report 2103 Clarkson](#)  
[Figure 1\\_Site Plan](#)  
[Figure 2\\_Project Statement](#)  
[Figure 3\\_Public Comment](#)  
[Figure 4\\_Applicant Response](#)  
[7.5.502.E Development Plan Review](#)  
[7.5.704 Conditional Use Review](#)

**4.E.1** [CPC ZC  
16-00064](#)

A zone change of 3.08 acres from R-5/CR/AO and PBC/CR/AO (Multi-Family Residential and Planned Business Center with Conditions of Record and Airport Overlay) to OC/CR/AO (Office Complex with Conditions of Record and Airport Overlay) located at the southwest corner of North Carefree Circle and North Powers Boulevard.

(Quasi-Judicial)

Related Files: AR CP 11-00482-A2MJ16, CPC DP 16-00066

Presenter:

Conrad Olmedo, Planner II, Planning and Community Development

**Attachments:** [Staff Report Abba Eyecare](#)  
[Figure 1\\_CP\\_Site Plan](#)  
[Figure 2\\_Project Statement](#)  
[Figure 3\\_ZC\\_Site Plan](#)  
[Figure 4\\_DP\\_Site Plan](#)  
[Figure 5\\_Landscape](#)  
[Vicinity Map](#)  
[7.5.603 Criteria for granting zone changes](#)

**4.E.2** [AR CP  
11-00482-A2  
MJ16](#)

A major amendment to the Southwest Powers Boulevard & North Carefree Concept Plan to allow General/Medical Office uses on a site consisting of 6.282 acres and located at the southwest corner of North Carefree Circle and North Powers Boulevard.

(Quasi-Judicial)

Related Files: CPC ZC 16-00064, CPC DP 16-00066

Presenter:

Conrad Olmedo, Planner II, Planning and Community Development

**Attachments:** [Figure 1\\_CP\\_Site Plan](#)  
[7.5.501.E Concept Plans](#)

- 4.E.3** [CPC DP  
16-00066](#) A development plan for a new two (2)-tenant 5,946 square-foot medical/office building on a site consisting of 1.16 acres in size and located on vacant property at the southwest corner of North Carefree Circle and North Powers Boulevard.

(Quasi-Judicial)

Related Files: AR CP 11-00482-A2MJ16, CPC ZC 16-00064

Presenter:

Conrad Olmedo, Planner II, Planning and Community Development

**Attachments:** [Figure 4 DP Site Plan](#)  
[7.5.502.E Development Plan Review](#)

## **5. UNFINISHED BUSINESS**

## **6. NEW BUSINESS CALENDAR**

- 6.A.** [CPC CA  
16-00079](#) An ordinance amending Part 5 (Geological Hazard Study and Mitigation) 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 geological hazard study and mitigation.

(Legislative)

Presenter:

Peter Wysocki, AICP, Director of Planning and Community Development

**Attachments:** [Plan\\_Dev-GeologicalHazardORD-2016-07-20](#)

## **7. Adjourn**