

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, May 18, 2017

8:30 AM

Council Chambers

Planning Commission

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

- 2.A. [CPC 257](#) City Planning Commission Meeting Minutes for April 20, 2017

Presenter:
Eric Phillips, Chair, City Planning Commission

3. Communications

- 3.A. [CPC-038](#) Chair Eric Phillips
3.B. [CPC-002](#) Director Updates, Peter Wysocki

4. CONSENT CALENDAR

- 4.A.1 [CPC ZC
16-00098](#) A rezone of .8 acres from PBC/CR/AO (Planned Business Center with Conditions of Record and Airport Overlay) and OC/CR/AO (Office Complex with Conditions of Record and Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay) allowing multi-family residential with a maximum of 12 dwelling units (15 DU/Acre) and a maximum building height of 30 feet located at the northeast corner of Stetson Hills Boulevard and Templeton Drive.

(Quasi-Judicial)

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

Attachments: [CPC Staff Report Stetson Ridge Townhomes Filing 4](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Templeton Heights Concept Plan](#)
[Figure 3A - Templeton Heights 87-244 edited](#)
[Figure 3B - Templeton Heights 87-245 - edited](#)
[Figure 4 - PUD Development Plan](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Establishment or change of zone district boundaries](#)

4.A.2 [CPC DP
16-00099](#)

The Stetson Ridge Townhomes Filing Number 4 PUD development plan illustrating 12 townhome units on .8 acres located at the northeast corner of Stetson Hills Boulevard and Templeton Drive.

(Quasi-Judicial)

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

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

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.)

5. UNFINISHED BUSINESS**5.C.1** [CPC A
16-00133-1](#)

Kum & Go Store 689 Annexation Number 1 located at the northeast corner of Austin Bluffs Parkway and Park Vista Boulevard consisting of .773 acres.

(Legislative)

Presenter:
Michael Schultz, Principal Planner, Land Use Review Department

Attachments: [CPC Staff Report KumandGo](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Kum and Go Store 689 Annexation Number 1](#)
[Figure 3 - Kum and Go Store 689 Annexation Number 2](#)
[Figure 4 - Pearl Drive Vacation Plat](#)
[Figure 5 - Zoning Map](#)
[Figure 6 - Kum and Go Store 689 DP](#)
[Figure 7 - Enclave Map](#)
[7.6.203-Annexation Conditions](#)

5.C.2 [CPC A](#)
[16-00133-2](#)

Kum & Go Store 689 Annexation Number 2 located at the northeast corner of Park Vista Boulevard and Pearl Drive consisting of .814 acres

(Legislative)

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

Attachments: [Figure 3 - Kum and Go Store 689 Annexation Number 2](#)
[7.6.203-Annexation Conditions](#)

5.C.3 [CPC V](#)
[16-00147](#)

Vacation of Pearl Drive right-of-way between Park Vista Boulevard and Cobalt Drive consisting of 9,096 square feet

(Legislative)

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

Attachments: [Figure 4 - Pearl Drive Vacation Plat](#)
[7.7.402.C Vacation Procedures](#)

5.C.4 [CPC ZC](#)
[16-00146](#)

The establishment of a PBC/AO (Planned Business Center with Airport Overlay) zone district for 1.539 acres located at the northeast corner of Park Vista Boulevard and Pearl Drive

(Legislative)

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

Attachments: [Figure 5 - Zoning Map](#)
[7.5.603 Findings - ZC req CA](#)

5.C.5 [CPC DP
16-00148](#)

A Development Plan illustrating a 6,210 square foot convenience store and 6 fueling pumps on 1.539 acres located at the northeast corner of Austin Bluffs Parkway and Park Vista Boulevard

(Quasi-Judicial)

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

Attachments: [Figure 6 - Kum and Go Store 689 DP](#)
[7.5.502.E Development Plan Review](#)

5.C.6 [CPC NV
16-00149](#)

A Non-use Variance to allow a 9-foot front yard building setback where a 25-foot front yard setback is required along Cobalt Drive

(Quasi-Judicial)

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

Attachments: [Figure 6 - Kum and Go Store 689 DP](#)
[7.3.204](#)
[7.5.802 Nonuse Variance](#)

6. NEW BUSINESS CALENDAR

- 6.A. [AR PFP](#)
[16-00629](#) Archer Park Preliminary and Final Plat to subdivide a 4.7-acre parcel located at 10 El Encanto Drive to seven single-family lots.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments:

[CPC Staff Report Archer Park](#)

[FIGURE 1 - Preliminary Plat](#)

[FIGURE 2 - Final Plat](#)

[FIGURE 3 - Project Statement](#)

[FIGURE 4 - 1st Submittal neighborhood comments](#)

[FIGURE 5 - 2nd Submittal neighborhood comments](#)

[FIGURE 6 - 3rd submittal neighborhood comments](#)

[FIGURE 7 - 4th submittal neighborhood comments](#)

[FIGURE 8 - surrounding properties layout](#)

[FIGURE 9 - Density of surrounding neighborhood](#)

[FIGURE 10 - Book 1397 page 217-219](#)

[FIGURE 11 - Book 2228 page 380](#)

[FIGURE 12 - Reception number 216067228](#)

[FIGURE 13 - Book Z2 page 98 \(Replat of Lot 9, Block 1 Sierra Vista Estates Plat\)](#)

[FIGURE 14 - CGS Geologic Hazard Review](#)

[7.7.102 Subdivision Plats Review Criteria](#)

[7.7.204 Preliminary Plat Req - Subdivision Plats Review Criteria](#)

[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

6.B.1 [CPC ZC
16-00123](#)

A zone change of 78.3 acres from PIP-1/cr/SS (Planned Industrial Park with conditions of record and Streamside Overlay) and PIP-2 (Planned Industrial Park) to C-5/cr/SS (Intermediate Business with conditions of record and Streamside Overlay) located south and southeast of East Woodmen Road and Vincent Drive.

(Quasi-Judicial)

Presenter:

Michael Schultz, Principal Planner, Land Use Review Department

Attachments:

[Crest at Woodmen CPC Report](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Gazette Article](#)

[Figure 3 - City Code Section 7.3.203 - Commercial Industrial Zone Districts](#)

[Figure 4 - Crest at Woodmen Concept Plan](#)

[Figure 5 - Traffic Study Conclusions](#)

[Figure 6A - Staff Memo on Land Swap](#)

[Figure 6B - City Council Exhibit - City property](#)

[Figure 6C - City Council Exhibit - Applicant property](#)

[Figure 7 - Resident comments](#)

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

6.B.2 [CPC CP
16-00124](#)

A Concept Plan for the Crest at Woodmen illustrating the re-development of 78.3 acres for mixed light industrial, commercial and retail center located south and southeast of East Woodmen Road and Vincent Drive.

(Quasi-Judicial)

Presenter:

Michael Schultz, Principal Planner, Land Use Review Department

Attachments:

[Figure 4 - Crest at Woodmen Concept Plan](#)

[7.5.501.E Concept Plans](#)

- 6.C.1** [CPC SWP 16-00155](#) Subdivision Waiver to City Code Section 7.7.605.C to allow primary site access via an alley and not a public street located at 543 Robbin Place.

(Quasi-Judicial)

Presenter:

Michael Turisk, Planner II, Land Use Review

Attachments:

[CPC SWP 16-00155; CPC PFP 16-00156; CPC NV 17-00141 \(Robbin Pl\) - LT I](#)

[FIGURE 1- Prelim-Final Plat site plans](#)

[FIGURE 2 - Project Statement](#)

[FIGURE 3 - emails](#)

[FIGURE 4 - Letters](#)

[FIGURE 5 - Appeal Letter](#)

[FIGURE 6 - OWN letter](#)

[FIGURE 7 - CGS Recommendations](#)

[FIGURE 8 - Geological Hazard Investigation](#)

[FIGURE 9 - Survey Ltr for Admin Relief](#)

- 6.C.2** [CPC PFP 16-00156](#) Preliminary and Final Plat to create six (6) lots for 3 duplexes on a one-half acre property zoned R-2 and located at 543 Robbin Place.

Presenter:

Michael Turisk, Planner II, Land Use Review

Attachments:

[FIGURE 1- Prelim-Final Plat site plans](#)

- 6.C.3** [AR NV 17-00141](#) Non-use Variance from City Code 7.3.104.A to allow a 49+ foot lot width where 50 feet is required for a one-half acre property zoned R-2 and located at 543 Robbin Place.

Presenter:

Michael Turisk, Planner II, Land Use Review

Attachments:

[FIGURE 9 - Survey Ltr for Admin Relief](#)

7. Adjourn