

**CITY OF COLORADO SPRINGS PLANNING COMMISSION  
RECORD-OF-DECISION**

**NEW BUSINESS CALENDAR**

**DATE:** September 18, 2014  
**ITEM:** 5.A-5.B  
**STAFF:** Rick O'Connor  
**FILE NO.:** CPC ZC 14-00052, CPC DP 14-00053  
**PROJECT:** 3025 N. Hancock

*Commissioner Phillips now in attendance.*

**STAFF PRESENTATION**

Mr. Rick O'Connor, City Principal Planner, presented PowerPoint slides (Exhibit A).

**APPLICANT PRESENTATION**

Mr. Ryan Lloyd, Echo Architecture, agreed with City Staff's recommended technical modifications with the exception of the development plan modification 1 regarding outdoor storage.

Commissioner Walkowski requested clarification of the request to waive modification 1. Mr. Lloyd stated the installation requirement within 45 days was not planned. If that is required, Mr. Lloyd requested the 45 days extended to 180 days.

Commissioner Shonkwiler commented that an extension for a more suitable planting season was agreeable to him.

Commissioner Shonkwiler inquired of the existing trailers in the front parking lot. Mr. Jones stated those trailers existed prior to their lease, and they store bicycles that the bicycle shop gives out at a later date.

Commissioner Shonkwiler inquired if modification 4 would allow bicycle trailers to remain on the lot (semi-permanent parking). Mr. O'Connor replied yes, that is specifically for the Ted's Bicycle trailers. If these intend to remain then the applicant should revise the development plan to show them on the plan.

Commissioner Walkowski inquired if there is additional outdoor storage planned other than what is shown on the plan. Mr. Lloyd stated the aerial photos show the previous owner's storage that has been cleaned up by the applicant. The applicant requires a small amount of steel storage in the rear of the property. His client has no semi permanent parking needs; it would consist of the two existing trailers that contain the Ted's bicycles for giveaway.

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Commissioner McDonald requested clarification of screening required. Mr. O'Connor requested tennis screening to make it more of an opaque screening. It won't be taller, and most of the material will be lower than the fencing.

**CITIZENS IN FAVOR**

1. Ms. Sharon Stone, nearby property owner, appreciated Mr. O'Connor's coordination with the neighborhood's comments. She's anticipating the upgrades to the shopping center with this application. She opposed the retention of the existing trailers that contain bicycles along with two trailers to the east and the two metal containers in the rear fenced-in area that exceed the fence height. She is supportive but hesitant because City Code Enforcement has a history of ignoring the neighborhood's zoning complaints from the previous tenant's outside storage.
2. Ms. Stone read into the record a letter from Mr. Doug Hessong.

**CITIZENS IN OPPOSITION**

None

**APPLICANT REBUTTAL**

None

**STAFF REQUESTED TO SPEAK**

None

**DECISION OF THE PLANNING COMMISSION**

Commissioner Donley supported the applications and felt the site should be as clean and attractive as possible to support the neighborhood. He supported restricting trailers in the front parking lot.

Commissioner Markewich supported the applications.

Commissioner Walkowski found the application is a good repurpose of the building. He found that the zone change criteria is met and is consistent with Comprehensive Plan. The recommended technical modifications provide assurance to the neighborhood.

Commissioner Shonkwiler suggested June 1, 2015 as the landscaping installation deadline and no semi-permanent parking on the property.

# CITY OF COLORADO SPRINGS PLANNING COMMISSION

## RECORD-OF-DECISION

### DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Markewich, seconded by Commissioner Smith, to approve **Item No. 5.A-File No. CPC ZC 14-00052**, the rezoning to C-5/cr (Intermediate Business with conditions of record), based upon the finding that the rezoning complies with the rezone review criteria in City Code Section 7.5.603 B, subject to the following Conditions of Record:

#### Conditions of Record:

1. That the following uses are prohibited:
  - a. Outdoor kennels.
  - b. Construction and/or contractors yards.

Motion carried 8-0 (Commissioner Ham absent).

Moved by Commissioner Markewich, seconded by Commissioner Smith, to approve **Item No. 5.B-File No. CPC DP 14-00053**, the 3025 Hancock Development Plan, based upon the finding that the development plan complies with the development plan review criteria in City Code Section 7.5.502.E, subject to compliance with the following technical plan modifications:

#### Technical Modifications on the Development Plan:

1. Provide an 8-10' landscaped area adjacent to the east and south side of the fence. All plant materials shall consist of shrubs and trees, to be generally consistent with the landscape buffer/screen requirements and be on a drip irrigation system. The fence along the east side may need to be relocated to the west to accommodate the landscaping. A landscaping plan shall be submitted to LUR for approval and all landscaping shall be installed ~~within 45 days of approval of the requests~~ **by June 1, 2015**.
2. Additional screening shall be provided to block the views of materials inside the fenced area so the storage is opaquely screened. This shall also include replacing missing slats within the existing fencing
3. No trucks **and/or trailers** shall be parked **on site** longer than 24 hours along the east side of the building.
4. **No Any** semi-permanent parking **for over one week** on the property (over one week in duration) and shall be shown on the development plan.

Motion carried 8-0 (Commissioner Ham absent).

September 18, 2014

Date of Decision

Planning Commission Chair

# Planning Commission Meeting September 18, 2014

## 3025 N. Hancock Rezone from PBC to C-5

File Numbers CPC ZC 14-00052; CPC DP 14-00053

Planner: Rick O'Connor

Jobs → Transforming Government → Building Community



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Item: 5.A, 5.B  
Exhibit: A  
CPC Meeting: September 18, 2014







Item: 5.A, 5.B  
Exhibit: A  
CPC Meeting: September 18, 2014



Item: 5.A, 5.B  
Exhibit: A  
CPC Meeting: September 18, 2014





Item: 5.A, 5.B  
Exhibit: A  
CPC Meeting: September 18, 2014





Item: 5.A, 5.B  
Exhibit: A  
CPC Meeting: September 18, 2014



Item: 5.A, 5.B  
Exhibit: A  
CPC Meeting: September 18, 2014



Item: 5.A, 5.B  
Exhibit: A  
CPC Meeting: September 18, 2014