

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

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CONSENT CALENDAR

MEETING: FEBRUARY 17, 2011

ITEM: A.1-A.3

STAFF: MEGGAN HERINGTON

FILE NO: CPC CU 10-00104, CPC NV 10-00106, CPC FP 10-00105

PROJECT: GARDEN OF THE GODS STORAGE EXPANSION

DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Stroh, seconded by Commissioner Butlak, to approve **Item A.1-File No. CPC CU 10-00104**, the Garden of the Gods Storage Expansion conditional use, based upon the finding that the conditional use request complies with the conditional use and development plan review criteria in City Code Sections 7.5.704 and 7.5.502.E, and is subject to compliance with the following conditions and technical and informational plan modifications:

Conditions of Approval on Conditional Use:

Uncovered storage is limited to 60 spaces and shall be located and designed as shown on this conditional use development plan (CPC CU 10-00104).

Technical and Informational Modifications to the Conditional Use:

1. Indicate that fire lane no parking signage will be installed on both sides of the emergency egress gate. Signage must be a dual arrow pointing in both directions and installed directly on each side of the gate.
2. Provide specifications for the gate to include the make/mode and contact information. Include swing of gates.
3. Indicate on the plans that a Knox box override switch will be installed on the primary access gate and a Knox padlock will be installed on the emergency access gate.
4. On the landscape plan, relocate the (center) east boundary shrub grouping to against the storage building to match other easterly groupings. Please represent all current drainage contours as found on the Grading Plan, on the Landscape Plan.
5. The applicant is required to obtain a storm water connection permit for private discharge to the public storm water system.

Motion carried 7-0 (Commissioner Hartsell excused and Commissioner Cleveland recused).

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Moved by Commissioner Stroh, seconded by Commissioner Butlak, to approve **Item A.2-File No. CPC NV 10-00106**, the Garden of the Gods Storage Expansion nonuse variance, based upon the finding that the nonuse variance complies with the nonuse variance review criteria as set forth in City Code Section 7.5.802. Motion carried 7-0 (Commissioner Hartsell excused and Commissioner Cleveland recused).

Moved by Commissioner Stroh, seconded by Commissioner Butlak, to approve **Item A.3-File No. CPC FP 10-00105**, the Garden of the Gods Storage Subdivision Plat, based upon the finding that the subdivision plat complies with the review criteria in City Code Section 7.7.102 of the Subdivision Code subject to compliance with the following condition:

Conditions of Approval on Final Subdivision Plat:

The applicant is required to record the Notice of Private Water System maintenance agreement with the recordation of the final subdivision plat. This information shall be noted on the final plat.

Motion carried 7-0 (Commissioner Hartsell excused and Commissioner Cleveland recused).

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DATE OF DECISION



PLANNING COMMISSION CHAIR