

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, February 16, 2017

8:30 AM

Council Chambers

Planning Commission

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

[CPC 187](#) January 19, 2017 - Planning Commission Meeting Minutes

Presenter:
Eric Phillips, Chair

Attachments: [MeetingMinutes_01.19.2017](#)

3. Communications

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

4. CONSENT CALENDAR

- 4.A. [CPC UV
16-00151](#) 1536 Cheyenne Boulevard use variance to allow two dwelling units on a 10,323 square foot property zoned R1-6/HS (Single-Family Residential with a Hillside Overlay) located at 1536 Cheyenne Boulevard.

Presenter:
Lonna Thelen, Principal Planner, Planning & Community
Development

Attachments: [CPC Staff Report_1536 Cheyenne Boulevard](#)
[FIGURE 1 - Use Variance](#)
[FIGURE 2 - Site aerial](#)
[FIGURE 3 - Project Statement](#)
[FIGURE 4 - Neighborhood support](#)
[7.5.803.B Use Variance Review Criteria](#)
[7.5.502.E Development Plan Review](#)

- 4.B.1** [CPC MP
07-00061-A5
MJ16](#) Major Amendment to the Briargate Master Plan changing 13.11 acres from Residential Very Low (R-VL 0-1.99 dwelling units per acre) to Residential Low (R-L 2.0-3.49 dwelling units per acre).

(Legislative)

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

Attachments: [CPC Staff Report_Cordera 3I](#)
[FIGURE 1_Site Plan](#)
[FIGURE 2_Project Statement](#)
[FIGURE 3_Public Comment](#)
[FIGURE 4_Response Letter to Public Comment](#)
[FIGURE 5_Master Plan](#)
[FIGURE 6_Cordera 3I Financial Impact Analysis](#)
[FIGURE 7_PUZ Exhibit](#)
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 4.B.2** [CPC PUZ
16-00139](#) Cordera 3I zone change of 13.11 acres from A (Agriculture) to PUD (Planned Unit Development; single-family detached residential, 2.75 dwelling units per acre, 36-foot maximum building height), located at the southeast intersection of Old Ranch Road and Cordera Crest Avenue.

(Quasi-Judicial)

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

Attachments: [FIGURE 7_PUZ Exhibit](#)
[7.5.603 Criteria for granting zone changes](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

4.B.3 [CPC PUD
16-00140](#)

Cordera 3I Development Plan illustrating detailed layout and infrastructure for 13.11 acres to be developed as single-family detached residential, located at the southeast intersection of Old Ranch Road and Cordera Crest Avenue.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning and Community Development

Attachments:

[FIGURE 1 Site Plan](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

4.C.1 [CPC ZC
16-00134](#)

Sacred Heart Catholic Church zone change of 2.5 acres from C5 (General Business), C5/P (General Business with Planned Provisional Overlay) and R2 (Two-Family Residential) to C5/CR (General Business with Conditions of Record), located at 2020, 2021 and 2030 West Colorado Avenue.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments:

[CPC Staff Report Sacred Heart Catholic Church](#)

[FIGURE 1 - Concept Plan](#)

[FIGURE 2 - Project Statement](#)

[FIGURE 3 - Alley Vacation](#)

[FIGURE 4 - Development Plan](#)

[7.5.603 Criteria for granting zone changes](#)

4.C.2 [CPC CP
16-00135](#)

Sacred Heart Catholic Church concept plan illustrating a three phase project for the expansion of the Sacred Heart Catholic Church campus, located at 2020, 2021, and 2030 West Colorado Avenue.

(Quasi-Judicial)

Presenter:
Lonna Thelen, Principal Planner, Planning & Community
Development

Attachments: [FIGURE 1 - Concept Plan](#)
[7.5.501.E Concept Plans](#)

4.C.3 [CPC DP
16-00136](#)

Sacred Heart Catholic Church development plan illustrating phase one of a three phase project for the expansion of the Sacred Heart Catholic Church campus, located at 2020, 2021, and 2030 West Colorado Avenue.

(Quasi-Judicial)

Presenter:
Lonna Thelen, Principal Planner, Planning & Community
Development

Attachments: [7.5.502.E Development Plan Review](#)
[FIGURE 4 - Development Plan](#)

4.C.4 [CPC V
16-00137](#)

Vacation of right of way for the east/west alley from 20th Street and 21st Street between West Colorado Avenue and West Pikes Peak Avenue.

(Legislative)

Presenter:
Lonna Thelen, Principal Planner, Planning & Community
Development

Attachments: [FIGURE 3 - Alley Vacation](#)
[7.7.402.C Vacation Procedures](#)

- 4.D.1 [CPC MPA
00-00103-A1
MJ16](#) A major amendment to the Mesa Springs Community Plan changing 13.32 acres from medium-high density residential and public park to office/special commercial and industrial, located at the northwest corner of Centennial Boulevard and Van Buren Street.

(Legislative)

Presenter:
Lonna Thelen, Principal Planner, Planning & Community
Development

Attachments: [CPC Staff Report_Indian Hills Business Park](#)
[Figure 1 - Concept Plan](#)
[Figure 2 - Project Statement](#)
[Figure 3 - Neighborhood comments](#)
[Figure 4 - Master Plan](#)
[Figure 5 - 1st CGS Geohazard Review](#)
[Figure 6 - 2nd CGS Geohazard Review](#)
[Figure 7 - Financial Impact Analysis \(FIA\)](#)
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 4.D.2 [CPC PUZ
16-00144](#) Indian Hills Business Park zone change of 13.32 acres from PUD (Planned Unit Development; attached townhomes, 35' maximum building height, 6.68 dwelling units per acre) to PUD (Planned Unit Development; general and medical office, retail, personal improvement services, financial institutions, child care facilities, sit down restaurants, light industrial and private open space, maximum building height 35'), located at the northwest corner of Centennial Boulevard and Van Buren Street.

(Quasi-Judicial)

Presenter:
Lonna Thelen, Principal Planner, Planning & Community
Development

Attachments: [Figure 1 - Concept Plan](#)
[7.5.603 Criteria for granting zone changes](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 4.D.3 [CPC PUP
16-00145](#) Indian Hills Business Park concept plan illustrating four office/commercial buildings and a light industrial development, located at the northwest corner of Centennial Boulevard and Van Buren Street.

(Quasi-Judicial)

Presenter:
Lonna Thelen, Principal Planner, Planning & Community Development

Attachments: [Figure 1 - Concept Plan](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

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.A. [CPC CA
16-00079](#) Request by the Planning & Community Development Department of the City of Colorado Springs for approval of a revision to Section 7.4.506, Review of Geologic Hazard Studies of Part 5, Geologic Hazard Study and Mitigation of Chapter 7, Planning Development and Building of the Code of the City of Colorado Springs, 2001, as amended.

(Legislative)

Presenter:
Peter Wysocki, Planning and Development Director

Attachments: [CPC Staff Report_geohazard ordinance](#)
[Plan_Dev-GeologicalHazardORD-2017-1-20](#)

6. NEW BUSINESS CALENDAR

- 6.A.** [CPC DP
05-00092-A5
MN16](#) Minor Amendment to the Cumbre Vista Development Plan illustrating changes to the phasing sequence, street and lot layout, extension of De Anza Peak Trail to Sorpresa Lane, and reduction in the number of lots. The property is located between Cowpoke Road and Sorpresa Lane, east of Tutt Boulevard and consists of 113 acres.

Presenter:

Katie Carleo, Principal Planner, Planning and Community Development

Attachments:

[CPC Staff Report_Cumbre Vista_CPC DP 05-00092-A5MN16](#)

[FIGURE 1_Site Plan Cumbre Vista](#)

[FIGURE 2_Project Statement Cumbre Vista](#)

[FIGURE 3_Letters of Opposition Cumbre Vista](#)

[FIGURE 4_Aproved Street Design Cumbre Vista](#)

[FIGURE 5_Amendment Notes Cumbre Vista](#)

[7.5.502.E Development Plan Review](#)

- 6.B.** [CPC MP
17-00010](#) Renew North Nevada Avenue Master Plan

Presenter:

Nina Vetter, Strategic Plan & Business Process Administrator
Peter Wysocki, Planning and Development Director

Attachments:

[CPC Staff Rep - Renew NNA](#)

[RenewNNAveMasterPlan_Draft 02.07.17](#)

[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 6.C.** [CPC CA
17-00018](#) An ordinance amending Section 203 (Permitted, Conditional and Accessory Uses) and Section 205 (Additional Standards for Specific Land Uses) of Part 2 (Commercial Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, As Amended, Pertaining to Marijuana Uses.

Presenter:

Peter Wysocki, Planning Director

Attachments:

[CPC Staff Report_MJ ordinance](#)

[Plan_Dev-ZoningMJUsesOtherORD-2017-02-08](#)

7. Adjourn