

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, March 21, 2019**

**8:30 AM**

**Council Chambers**

**Planning Commission**

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

[19-171](#) February 21, 2019 Planning Commission Minutes

Presenter:

Rhonda McDonald, Chair, Planning Commission

**Attachments:** [CPC Minutes 02.21.2019 draft](#)

**3. Communications**

Peter Wysocki - Director of Planning and Community Development

**4. CONSENT CALENDAR**

**These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner/Board Member or a citizen wishing to address the Commission or Board. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)**

**Academy Corner**

- A. [CPC ZC 18-00109](#) A zone change of .638 acres from OR (Office Residential) to PBC/CR (Planned Business Center with Conditions Record) located at the northwest corner of North Academy Boulevard and Palmer Park Boulevard.

(QUASI-JUDICIAL)

Presenter:

Michael Schultz, Principal Planner, Planning & Community Development

**Attachments:** [CPC Staff Report](#)  
[FIGURE 1 - Project Statement](#)  
[FIGURE 2 - Concept Plan](#)  
[FIGURE 3 - 1988 Development Plan](#)  
[FIGURE 4 - 2000 DP Amendment](#)  
[FIGURE 5 - 2008 DP Amendment](#)  
[FIGURE 6 - Reference Map](#)  
[7.5.603.B Findings - ZC](#)

- B. [CPC CP  
18-00110](#) The Academy Corner Concept Plan illustrating commercial development for the property located at the northwest corner of North Academy Boulevard and Palmer Park Boulevard consisting of .638 acres.

(QUASI-JUDICIAL)

Presenter:

Michael Schultz, Principal Planner, Planning & Community Development

**Attachments:** [FIGURE 2 - Concept Plan](#)  
[7.5.501.E Concept Plans](#)

### Your Storage at Briargate

- C. [CPC ZC  
18-00139](#) A rezoning of 6.72 acres from A (Agricultural) to PBC (Planned Business Center) located southwest of Grand Cordera Parkway and Prominent Point.

(QUASI-JUDICIAL)

Presenter:

Catherine Carleo, Senior Planner, Planning & Community Development

**Attachments:** [CPC Staff Report\\_Your Storage at Briargate](#)  
[FIGURE 1 Project Narrative](#)  
[FIGURE 2 Citizen Comment](#)  
[FIGURE 3 Response to Citizen Comments](#)  
[FIGURE 4 Your Storage Centers at Briargate\\_Development Plan](#)  
[FIGURE 5 Plan COS Supporting Map](#)  
[7.5.603.B Findings - ZC](#)

- D. [CPC DP  
18-00140](#) The Your Storage at Briargate Development Plan illustrating future development for an indoor miniwarehouse facility located southwest of Grand Cordera Parkway and Prominent Point consisting of 6.72 acres.

(QUASI-JUDICIAL)

Presenter:

Catherine Carleo, Senior Planner, Planning & Community Development

**Attachments:** [FIGURE 4 Your Storage Centers at Briargate\\_Development Plan](#)  
[7.5.502.E Development Plan Review](#)

## **5. UNFINISHED BUSINESS**

### **Larry Ochs**

- 5.A.** [CPC MP  
07-00061-A6  
MJ17](#) Major amendment to the Briargate Master Plan changing the land use designation of 57.82 acres from Sports Complex (SC) to R-LM (Residential Low/Med; 3.5-7.99 dwelling units per acre), R-M (Residential Medium; 8-11.99 dwelling units per acre) and NP (Park) as part of City Resolution 13-17 authorizing a land exchange located near Powers Boulevard and Old Ranch Road.

(Legislative)

Presenter:

Catherine Carleo, Principal Planner, Planning and Community Development

**Attachments:**

[CPC Staff Report Larry Ochs](#)  
[FIGURE 1 Larry Ochs Project Statement](#)  
[FIGURE 2 Larry Ochs public comment correspondence](#)  
[FIGURE 3 Larry Ochs Council Resolution 13-17](#)  
[FIGURE 4 Briargate Master Plan MJ-Larry Ochs](#)  
[FIGURE 5 Larry Ochs Park Zoning Exhibit](#)  
[FIGURE 6 Larry Ochs Park Concept Plan](#)  
[FIGURE 7 Larry Ochs Park USF&W Letter](#)  
[FIGURE 8 School District 20 Comment Letter](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 5.B.** [CPC PUZ  
17-00087](#) The Larry Ochs rezoning of 57.82 acres located near Powers Boulevard and Old Ranch Road changing the zoning from Park (PK) to PUD (Planned Unit Development; Residential, 3.5-11.99 dwelling units per acre, maximum height 45-feet and Park).

(Quasi-Judicial)

Presenter:

Catherine Carleo, Principal Planner, Planning and Community Development

**Attachments:**

[FIGURE 5 Larry Ochs Park Zoning Exhibit](#)  
[7.5.603 Findings - ZC req CA](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

- 5.C.** [CPC PUP  
17-00089](#) Larry Ochs Concept Plan illustrating future development of 57.82 acres for residential (3.5-11.99 dwelling units per acre) and a park

site located near Powers Boulevard and Old Ranch Road.

(Quasi-Judicial)

Presenter:

Catherine Carleo, Principal Planner, Planning and Community Development

**Attachments:** [FIGURE 6 Larry Ochs Park Concept Plan](#)  
[7.3.605 PUD Concept Plan](#)  
[7.5.501.E Concept Plans](#)

### Palomino Ranch Patio Homes

- 5.D. [CPC PUZ 18-00077](#) A zone change of 3.0 acres from R-5/AO (Multi-Family Residential with Airport Overlay) to PUD/AO (Planned Unit Development: single-family attached and detached, 10.33 dwelling units per acre with a maximum building height of 45' with Airport Overlay) located southeast of Stetson Hills Boulevard and Tutt Boulevard.

(Quasi-Judicial)

Presenter:

Chris Staley, Planner II, Planning & Development

**Attachments:** [Palomino Ranch Patio Homes - CPC Staff ReportReport](#)  
[Figure 1 - Vicinity Map](#)  
[Figure 2 - Project Statement](#)  
[Figure 3 - Public Comment](#)  
[Figure 4 - Zone Change Exhibit](#)  
[Figure 5 - Development Plan](#)  
[Figure 6 - Elevations \(Unit A & B\)](#)  
[7.5.603.B Findings - ZC](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

- 5.E. [CPC PUD 18-00078](#) The Palomino Ranch Patio Homes Development Plan illustrating 30 lots for single-family attached units and 1 lot for a single-family detached unit with associated parking and landscaping located southeast of Stetson Hills Boulevard and Tutt Boulevard.

(Quasi-Judicial)

Presenter:

Chris Staley, Planner II, Planning & Development

**Attachments:**     [7.3.606 PUD Development Plan](#)  
                              [7.5.502.E Development Plan Review](#)

## **6. NEW BUSINESS CALENDAR**

### **Broadmoor Event Center Appeal**

- 6.A.**    [AR NV](#)            An appeal of the administrative approval of a nonuse variance to  
          [19-00028](#)            allow a 16 foot tall retaining wall and fence adjacent to Mesa Avenue  
                              and Lake Circle where a 6' accessory fence structure is allowed for  
                              the Broadmoor Event Center located at 3 and 11-19 Lake Circle.

(Quasi-Judicial)

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

**Attachments:**     [CPC Staff Report Broadmoor Event Center appeal](#)  
                              [FIGURE 1 - Approved Broadmoor Event Center Development Plan](#)  
                              [FIGURE 2 - Appeal statement by Karen Raymond](#)  
                              [FIGURE 3 - Appeal statement b Walter Lawson and Cindy Kulp](#)  
                              [FIGURE 4 - Project Statement](#)  
                              [FIGURE 5 - Exhibit Hall Public Comment Response Letter](#)  
                              [FIGURE 6 - Neighborhood comments](#)  
                              [FIGURE 7 - Parking Operations Plan](#)  
                              [FIGURE 8 - PlanCOS Typology](#)  
                              [7.5.906 \(A\)\(4\) Administrative Appeal](#)  
                              [7.5.802.B Nonuse Variance](#)

- 6.B.**    [AR R](#)                An appeal of the administrative approval of an administrative relief to  
          [19-00017](#)            allow a 57.25 foot tall building height where 50 feet is allowed (45  
                              foot maximum building height plus five feet for ornamental structures)  
                              for the Broadmoor Event Center located at 3 and 11-19 Lake Circle.

(Quasi-Judicial)

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

**Attachments:**     [FIGURE 1 - Approved Broadmoor Event Center Development Plan](#)  
                              [7.5.906 \(A\)\(4\) Administrative Appeal](#)  
                              [7.5.1102 Findings Necessary to Grant Administrative Relief](#)

- 6.C. [CPC DP](#)  
[03-00259-A10](#)  
[MJ19](#) An appeal of the administrative approval of a development plan for the Broadmoor Event Center to allow a 169,988 square foot addition to the existing Broadmoor Event Center located a 3 and 11-19 Lake Circle.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:**

[CPC Staff Report\\_Broadmoor Event Center appeal](#)

[FIGURE 1 - Approved Broadmoor Event Center Development Plan](#)

[FIGURE 2 - Appeal statement by Karen Raymond](#)

[FIGURE 3 - Appeal statement b Walter Lawson and Cindy Kulp](#)

[FIGURE 4 - Project Statement](#)

[FIGURE 5 - Exhibit Hall Public Comment Response Letter](#)

[FIGURE 6 - Neighborhood comments](#)

[FIGURE 7 - Parking Operations Plan](#)

[FIGURE 8 - PlanCOS Typology](#)

[7.5.906 \(A\)\(4\) Administrative Appeal](#)

[7.5.1102 Findings Necessary to Grant Administrative Relief](#)

**North Academy Rezone**

- 6.D. [CPC ZC](#)  
[18-00178](#) A zone change pertaining to 8.43 acres located east of North Academy Boulevard, changing the zoning from PBC/cr (Planned Business Center with Conditions of Record) to PBC/cr (Planned Business Center with Conditions of Record) to allow additional permitted uses.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

- Attachments:**
- [CPC Report N Academy ZC](#)
  - [Figure 1 - Zone Change Exhibit](#)
  - [Figure 2 - Amended DP](#)
  - [Figure 3 - Project Statement](#)
  - [Figure 4 - Written Public Comments](#)
  - [Figure 5 - Applicant's Public Comment Response LTR](#)
  - [Figure 6 - F C Y Master Plan](#)
  - [Figure 7 - Initial BSK Ord](#)
  - [Figure 8 - Prohibited Use Comparison](#)
  - [7.5.603.B Findings - ZC](#)

- 6.E.**    [CPC DP](#)  
[99-00215-A5](#)  
[MJ18](#)
- Major amendment to the existing BSK Subdivision Filing No. 1 development plan illustrating updated site data and revisions to development and operational stipulations applied to the development, located at 7133, 7149, 7165, 7207, and 7239 North Academy Boulevard.

(QUASI-JUDICIAL)

Presenter:  
 Daniel Sexton, Senior Planner, Planning & Community Development

- Attachments:**
- [Figure 2 - Amended DP](#)
  - [7.5.502.E Development Plan Review](#)

**Accessory Dwelling Units**

- 6.F.**    [CPC CA](#)  
[19-00027](#)
- An ordinance amending Chapter 7, Planning, Development and Building, of City Code defining and establishing standards for Accessory Dwelling Units.

(Legislative)

Presenter:  
 Hannah Van Nimwegen, Senior Planner, Planning & Community Development Department  
 Peter Wysocki, Planning & Community Development Director

**Attachments:** [CPC Staff Report - Accessory Dwelling Unit](#)  
[Figure 1 - ADU Draft Ordinance](#)  
[Figure 2 - Zone Districts Map](#)  
[Figure 3 - Comparable Cities](#)  
[Figure 4 - ADU Citizen Forum Materials](#)  
[Figure 5 - Citizen Comment](#)  
[Figure 6 - ADU Existing Vs Proposed Table](#)  
[Figure 7 - Integrated ADU Illustration](#)  
[Figure 8 - Detached ADU Illustration](#)  
[Figure 9 - PlanCOS Resource Sheet](#)  
[Figure 10 - Mill Street Plan Summary](#)  
[ORD - Accessory Dwelling Units](#)  
[Exhibit 1 - Comparable Cities](#)  
[Exhibit 2 - ADU Existing Vs Proposed Table](#)  
[Exhibit 3 - PlanCOS Resource Sheet - ADUs](#)  
[Exhibit 4 - ADU Citizen Forum Materials](#)  
[Exhibit 5 - Citizen Comment](#)

## **7. Adjourn**