

# City of Colorado Springs

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



## Regular Meeting Agenda

Thursday, February 15, 2018

8:30 AM

Council Chambers

**Planning Commission**

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

[CPC 447](#) Planning Commission Minutes for the January 2018 meeting

Presenter:  
Rhonda McDonald, City Planning Commission Chair

**3. Communications**

Peter Wysocki - Director of Planning & Development

**4. CONSENT CALENDAR****CMRS**

- 4.A. [CPC CM1  
17-00118](#) A Conditional Use for a Commercial Mobile Radio Service (CMRS) installation of a 65-foot freestanding stealth tower telecommunications facility with associated supporting ground equipment located at 5370 Cracker Barrel Circle.

(Quasi-Judicial)

Presenter:  
Rachel Teixeira, Planner II, Planning and Community Development

**Attachments:** [CPC Staff Report CMRS Cracker Barrel](#)  
[Figure 1 - Site Plan](#)  
[Figure 2 - Project Statement](#)  
[7.5.704 Conditional Use Review](#)  
[7.4.607 Site Selection and Collocation req](#)  
[7.4.608 Design Criteria & construction standards](#)

- 4.B. [CPC CM1  
17-00119](#) A Conditional Use for a Commercial Mobile Radio Service (CMRS) installation of a 65-foot freestanding stealth tower telecommunications facility with associated supporting ground equipment located at 5119 Galley Road.

(Quasi-Judicial)

Presenter:  
Rachel Teixeira, Planner II, Planning and Community Development

**Attachments:**     [CPC Staff Report CMRS Galley Road](#)  
[Figure 1 - Site Plan](#)  
[Figure 2 - Project Statement](#)  
[7.5.704 Conditional Use Review](#)  
[7.4.607 Site Selection and Collocation req](#)  
[7.4.608 Design Criteria & construction standards](#)

### Federal Drive

- 4.C.     [CPC CU](#)     Conditional Use to allow a religious institution in the PIP-1 (Planned  
[17-00149](#)     Industrial Park) zone district located at 10285 Federal Drive.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development  
Department

**Attachments:**     [CPC Report\\_10285 Federal Drive](#)  
[Figure 1 - CU DP-MJ Development Plan](#)  
[Figure 2 - Project Statements](#)  
[7.5.704 Conditional Use Review](#)

- 4.D.     [AR DPA](#)     A Major Development Plan Amendment to illustrate the proposed  
[97-00400-A3](#)     religious institution use and to reconfigure the existing parking and  
[MJ17](#)     loading facilities on the property located at 10285 Federal Drive.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development  
Department

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

### The Farm Filing No 5

- 4.E.     [CPC MP](#)     The Farm Master Plan minor amendment updating the street network  
[04-00254-A6](#)     and location and size of park sites, located west of Voyager Parkway off  
[MN17](#)     Ridgeline Drive.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

**Attachments:** [CPC Report TheFarmFiling5\\_DJS](#)  
[FIGURE 1 - MASTER PLAN](#)  
[FIGURE 2 - ZONE CHANGE EXHIBIT](#)  
[FIGURE 3 - PUD DEVELOPMENT PLAN](#)  
[FIGURE 4 - PROJECT STATEMENT](#)  
[FIGURE 5 - USAFA COMMENT LTR](#)  
[FIGURE 6 - PARKS BOARD MEETING MINUTES](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 4.F.** [CPC PUZ](#)  
[17-00132](#) The Farm Filing 5 zone change of 28 acres of land from (A) Agricultural to (PUD) Planned Unit Development (Single-Family Detached Residential; Maximum Density of 3.29 dwelling units per acre; and Maximum Building Height of 35 feet), located west of the future alignment of Secretariat Drive.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

**Attachments:** [FIGURE 2 - ZONE CHANGE EXHIBIT](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)  
[7.5.603 Findings - ZC req\\_CA](#)

- 4.G.** [CPC PUD](#)  
[17-00133](#) The Farm Filing 5 PUD Development Plan for 28 acres of land to be developed with a single-family residential development consisting of 93 single-family detached lots, located west of the future alignment of Secretariat Drive.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

**Attachments:** [FIGURE 3 - 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**

**Reagan Ranch**

- 5.A. [CPC MP 87-00381-A20 MJ17](#) Major amendment of the Banning Lewis Ranch Master Plan changing the land use of 162 acres from industrial park and retail to residential, office, industrial/research and development and neighborhood-scale commercial land uses located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch.

(LEGISLATIVE)

Presenter:

Meggan Herington, Assistant Director, Planning and Community Development

**Attachments:** [Re Reagan Ranch on CPC Agenda Postponement Request](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 5.B. [CPC ZC 16-00152](#) Reagan Ranch zone change of 162 acres from PIP-2/PBC/AO/APZ-1 (Planned Industrial Park/Planned Business Center with Airport Overlay and Accident Potential Zone-1) to PUD/AO/APZ-1 (Planned Unit Development with Airport Overlay and Accident Potential Zone-1) located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch.

(QUASI-JUDICIAL)

Presenter:

Meggan Herington, Assistant Director, Planning and Community Development

**Attachments:** [7.5.603 Findings - ZC req CA](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

- 5.C. [CPC CP 16-00153](#) A PUD Concept Plan illustrating the amendment of the existing industrial park land use type and eliminating the retail land use type in favor of residential, office, industrial/research and development and neighborhood-scale commercial land uses located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch.

(QUASI-JUDICIAL)

Presenter:

Meggan Herington, Assistant Director, Planning and Community Development

**Attachments:**     [7.3.605 PUD Concept Plan](#)  
                               [7.5.501.E Concept Plans](#)

## **6. NEW BUSINESS CALENDAR**

### **Appeal of Notice and Order to Abate**

- 6.A.**     [CPC AP  
18-00006](#)     An appeal of Notice and Order to Abate Non-Compliance with development plan violation located at 2150 West Garden of the Gods Road.

(Quasi-Judicial)

Presenter:

Meggan Herington, Assistant Director, Planning and Community Development

Jeff Huddleston, Senior Code Enforcement Officer, Planning and Community Development

**Attachments:**     [Staff Report Notice and Order Appeal](#)  
                               [Figure 1 2150 WEST GARDEN OF THE GODS ROAD](#)  
                               [Figure 2 Appeal form](#)  
                               [Figure 3 Establishing Photo](#)  
                               [Figure 4 Address Photo](#)  
                               [Figure 5 Vehicles 1st Inspection](#)  
                               [Figure 6 Addt. Vehicles 1st Inspection](#)  
                               [Figure 7 189910Hotsy\\_Subdivision\\_DevPlan-d](#)  
                               [Figure 8 Vehicles 2nd Inspection](#)  
                               [Figure 9 Vehicles 2nd Inspection](#)  
                               [Figure 10 Certified Notice Order](#)  
                               [Figure 11 Conditional Use approval 4897 N 30th St Outdoor Parking](#)  
                               [7.5.1007 Appeals of Zoning Enforcement](#)  
                               [7.5.906 \(A\)\(4\) Administrative Appeal](#)

### **CMRS**

- 6.B.**     [CPC CM1  
17-00141](#)     A Conditional Use for a Commercial Mobile Radio Service (CMRS) installation of a 55-foot freestanding stealth tower telecommunications facility with associated supporting ground equipment located at 1225 North Circle Drive.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

**Attachments:**

[CPC Staff Report CMRS on North Circle Drive](#)

[Figure 1 - Site Plan](#)

[Figure 2 - Project Statement](#)

[Figure 3 - Neighborhood Comments](#)

[Figure 4 - Neighborhood Meeting](#)

[Figure 5 - Applicant Response](#)

[7.5.704 Conditional Use Review](#)

[7.4.607 Site Selection and Collocation req](#)

[7.4.608 Design Criteria & construction standards](#)

### **The Sands Annexation**

**6.C.** [CPC A  
17-00004](#)

The Sands Addition No.1 Annexation of 37.92 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Presenter:  
Catherine Carleo, Principal Planner, Planning & Community  
Development

- Attachments:**
- [CPC Staff Report The Sands Annexation KAC](#)
  - [FIGURE 1 Project Statements](#)
  - [FIGURE 2 Airport Advisory Committee Review](#)
  - [FIGURE 3 District 49 Comments](#)
  - [FIGURE 4 The Sands Annexation Addition No. 1](#)
  - [FIGURE 5 The Sands Annexation Addition No. 2](#)
  - [FIGURE 6 The Sands Annexation Addition No. 3](#)
  - [FIGURE 7 The Sands Annexation Addition No. 4](#)
  - [FIGURE 8 Sands Annex Agreement](#)
  - [FIGURE 9 Fiscal Impact Report FIA The Sands Annexation](#)
  - [FIGURE 10 Rezone Map M1 ZONE](#)
  - [FIGURE 11 Rezone Map PBC ZONE](#)
  - [FIGURE 12 Rezone Map R1 6000](#)
  - [FIGURE 13 The Sands Master Plan](#)
  - [FIGURE 14 The Sands Concept Plan](#)
  - [FIGURE 15 Land Suitability Analysis](#)
  - [FIGURE 16 Natural Resource Letter](#)
  - [FIGURE 17 SECWCD Letter of Assent](#)
  - [FIGURE 18 CGS Comments](#)
  - [7.6.203-Annexation Conditions](#)

**6.D.**     [CPC A](#)                     The Sands Addition No.2 Annexation of 24.66 acres located northeast of  
               [17-00005](#)                     the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Presenter:  
 Catherine Carleo, Principal Planner, Planning & Community  
 Development

- Attachments:**
- [FIGURE 5 The Sands Annexation Addition No. 2](#)
  - [7.6.203-Annexation Conditions](#)

**6.E.**     [CPC A](#)                     The Sands Addition No.3 Annexation of 24.74 acres located northeast of  
               [17-00006](#)                     the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Presenter:  
 Catherine Carleo, Principal Planner, Planning & Community  
 Development



**Attachments:** [FIGURE 6 The Sands Annexation Addition No. 3](#)  
[7.6.203-Annexation Conditions](#)

**6.F.** [CPC A](#)  
[17-00007](#) The Sands Addition No.4 Annexation of 49.90 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Presenter:  
 Catherine Carleo, Principal Planner, Planning & Community Development

**Attachments:** [FIGURE 7 The Sands Annexation Addition No. 4](#)  
[7.6.203-Annexation Conditions](#)

**6.G.** [CPC MP](#)  
[17-00080](#) The Sands Master Plan illustrating future development of 140.61 acres including 10.79 acres commercial, 17.58 acres industrial, 77.94 acres residential, 8.00 acres public park and 26.30 acres future right-of-way located northeast of the intersection of Marksheffel road and Constitution Avenue.

(Legislative)

Presenter:  
 Catherine Carleo, Principal Planner, Planning & Community Development

**Attachments:** [FIGURE 13 The Sands Master Plan](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

**6.H.** [CPC ZC](#)  
[17-00081](#) Establishment of the M-1/AO/SS (Light Industrial with Airport Overlay and Streamside Overlay) zone district pertaining to 17.58 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Presenter:  
 Catherine Carleo, Principal Planner, Planning & Community Development

**Attachments:** [FIGURE 10 Rezone Map M1 ZONE](#)  
[7.5.603 Findings - ZC req CA](#)

- 6.I. [CPC ZC 17-00082](#) Establishment of the R1-6000/DFOZ/AO/SS (Single-Family Residential with Design Flexibility Overlay, Airport Overlay and Streamside Overlay) zone district pertaining to 85.94 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Presenter:  
Catherine Carleo, Principal Planner, Planning & Community Development

**Attachments:** [FIGURE 12\\_Rezone Map R1 6000](#)  
[7.5.603 Findings - ZC req\\_CA](#)

- 6.J. [CPC ZC 17-00083](#) Establishment of the PBC/AO/SS (Planned Business Center with Airport Overlay and Streamside Overlay) zone district pertaining to 10.79 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Presenter:  
Catherine Carleo, Principal Planner, Planning & Community Development

**Attachments:** [FIGURE 11\\_Rezone Map PBC ZONE](#)  
[7.5.603 Findings - ZC req\\_CA](#)

- 6.K. [CPC CP 17-00084](#) The Sands Concept Plan illustrating future development of 140.61 acres of commercial, industrial, residential, and park land located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Quasi-Judicial)

Presenter:  
Catherine Carleo, Principal Planner, Planning & Community Development

**Attachments:** [FIGURE 14 The Sands Concept Plan](#)  
[7.5.501.E Concept Plans](#)

**BikeCOS! Master Plan**

- 6.L. [CPC MPA 02-00101-A9 MJ18](#) Major Amendment to the 2001 City of Colorado Springs Intermodal Transportation Plan (ITP) adopting BikeCOS! A Citywide Bicycle Master Plan

Presenter:

Kate Brady, Senior Bicycle Planner

**Attachments:**

[CPC Staff Rep - Bicycle Master Plan](#)

[ORD PlanDev-BikeMasterPlan-2018-01-31](#)

[2018 BikeCOS Plan](#)

[Appendix A - State of Bicycling in Colorado Springs Report](#)

[Appendix B - Bicycle Facility Toolbox](#)

[Appendix C-Public Engagement Summary](#)

[Appendix D - Summary of Public Comments](#)

**7. Adjourn**