

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, September 21, 2017

8:30 AM

Council Chambers

Planning Commission

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

[CPC 351](#) Minutes for the August 17, 2017, City Planning Commission Meeting

Presenter:

Rhonda McDonald, Chair, City Planning Commission

Attachments: [CPC Minutes 08.17.17 draft](#)

3. Communications

Rhonda McDonald, Chair, City Planning Commission

Peter Wysocki, Director, Planning & Community Development

4. CONSENT CALENDAR**Aerotech RV Park**

- 4.A.1.** [CPC ZC 17-00075](#) Aerotech RV Park and Mini-Storage zone change of 16.85 acres from C6/CR/AO (General Business with Conditions of Record and Airport Overlay) and PBC/CR/AO (Planned Business Center with Conditions of Record and Airport Overlay) to C6/CR/AO (General Business with Conditions of Record and Airport Overlay), located at 1935, 1955, 1975, 1995, and 2015 Aerotech Drive.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report_Aerotech RV](#)
[FIGURE 1 - Development Plan](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - Ordinance 97-90](#)
[FIGURE 4 - Ordinance 96-120](#)
[7.5.603 Findings - ZC req_CA](#)

- 4.A.2.** [CPC DP 17-00076](#) Aerotech RV Park and Mini-Storage Development Plan illustrating an RV park and mini-storage facility on 16.85 acres located at 1935, 1955, 1975, 1995, and 2015 Aerotech Drive.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments: [FIGURE 1 - Development Plan](#)
[7.5.502.E Development Plan Review](#)

Oracle Townhomes

- 4.B.1.** [CPC MPA
05-00278-A4
MN17](#) Northgate Master Plan minor amendment for 7 acres changing the land use designation from I/O (Office-Industrial Park/Research & Development) to MF (Multi-Family), located southeast of the Sybilla Lane and Oracle Boulevard intersection.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development Department

Attachments: [CPC Report_OracleBlvdTownhomes](#)
[FIGURE-1_ZC Exhibit](#)
[FIGURE-2_Concept Plan](#)
[FIGURE-3_ProjectStatement](#)
[FIGURE-4_MasterPlan](#)
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 4.B.2.** [CPC ZC
17-00098](#) Oracle Boulevard Townhomes zone change, rezoning 7 acres from (OC/cr) Office Commercial with Conditions of Record to (OC) Office Commercial, located southeast of the Sybilla Lane and Oracle Boulevard intersection.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development Department

Attachments: [FIGURE-1_ZC Exhibit](#)
[7.5.603 Findings - ZC req_CA](#)

- 4.B.3.** [CPC CP
17-00099](#) Oracle Boulevard Townhomes concept plan for 7 acres to be developed as multi-family residential consisting of 73 townhome units and associated site improvements, located southeast of the Sybilla Lane and Oracle Boulevard intersection.

(Quasi-Judicial)

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

Attachments: [FIGURE-2_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

6. NEW BUSINESS CALENDAR

Tolerance Trail Appeal

- 6.A. [AR PFP](#) An appeal of the Tolerance Trail Preliminary and Final Plat to subdivide
[17-00246](#) one 18,000 square foot lot into one single-family lot and one tract for
park access located at 10 Friendship Lane

(Quasi-Judicial)

Presenter:
Hannah Van Nimwegen, Planner II, Planning and Community
Development

Attachments: [CPC Staff Report - Tolerance Trail Appeal](#)
[Figure 1 - Tolerance Trail, Approved Plat](#)
[Figure 2 - Appeal Information and Narrative](#)
[Figure 3 - Applicant Narrative](#)
[Figure 4 - Letters in Opposition](#)
[Figure 5 - Letters in Support](#)
[7.7.102 Subdivision Plats Review Criteria](#)
[7.7.204 Preliminary Plat Req - Subdivision Plats Review Criteria](#)
[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)
[7.5.906 \(A\)\(4\)](#)
[Additional public comment for 9.21 CPC - Tolerance Trail](#)

Bradley Ranch

- 6.B.1.** [CPC MP 86-520-A2MJ 17](#) Bradley Master Plan major master plan amendment for 120 acres removing the commercial land use designation and changing the residential land use designations to Residential Very Low (0-1.99 DU/ AC) and Residential Low (2-3.49 DU/ AC), located southeast of the Old Ranch Road and Milam Road intersection between the future alignment of Union Boulevard and Black Forest Road.

(Legislative)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development Department

Attachments:

[CPC Report_BradleyRanch](#)

[FIGURE-1_PUZ Exhibit](#)

[FIGURE-2_PUD Development Plan](#)

[FIGURE-3_ProjectStatement](#)

[FIGURE-4_PublicComments](#)

[FIGURE-5_MasterPlan](#)

[FIGURE-6_FiscallImpactAnalysis](#)

[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 6.B.2.** [CPC PUZ 17-00002](#) Bradley Ranch zone change rezoning 120 acres from PUD/PBC/PK/A/cr (Planned Unit Development/Planned Business Center/Public Park/Agricultural with Conditions of Record) to PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet), located southeast of the Old Ranch Road and Milam Road intersection between the future alignment of Union Boulevard and Black Forest Road.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development Department

Attachments:

[FIGURE-1_PUZ Exhibit](#)

[7.5.603 Findings - ZC req_CA](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

- 6.B.3.** [CPC PUD 17-00003](#) Bradley Ranch PUD Development Plan for 120.19 acres to be developed as single-family residential development consisting of 358 single-family detached lots and associated site improvements, located southeast of the Old Ranch Road and Milam Road intersection between the future alignment of Union Boulevard and

Black Forest Road.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development Department

- Attachments:** [FIGURE-2_PUD Development Plan](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

2864 S Circle Annexation

6.C.1. [CPC A](#)
[15-00062](#)

2864 South Circle Annexation to incorporate 5.7 acres into the municipal boundaries of Colorado Springs, located at 2675 and 2679 Janitell Road and 2864 and 2868 South Circle Drive.

(Legislative)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

- Attachments:** [CPC Staff Report 2864 S Circle Annexation](#)
[FIGURE 1 - Concept Plan](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - Public comments](#)
[FIGURE 4 - Enclave Map](#)
[FIGURE 5 - Applicant response to public comments](#)
[FIGURE 6 - FIA for 2864 S. Circle](#)
[FIGURE 7 - Draft Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

6.C.2. [CPC ZC](#)
[16-00118](#)

Establishment of PBC (Planned Business Center) zone district for 5.7 acres located at 2675 and 2679 Janitell Road and 2864 and 2868 South Circle Drive.

(Legislative)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

- Attachments:** [FIGURE 1 - Concept Plan](#)
[7.5.603 Findings - ZC req CA](#)

6.C.3. [CPC CP
16-00119](#)

2864 South Circle concept plan illustrating an existing office building and a future commercial development area for 5.7 acres located at 2675 and 2679 Janitell Road and 2864 and 2868 South Circle Drive.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments:

[FIGURE 1 - Concept Plan](#)

[7.5.501.E Concept Plans](#)

7. Adjourn