



City of Colorado Springs

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

Meeting Minutes - Final Planning Commission

Thursday, September 21, 2017

8:30 AM

Council Chambers

1. Call to Order

Present: 6 - John Henninger, Samantha Satchell-Smith, Reggie Graham, Vice Chair Carl Smith, Jim Raughton and Jamie Fletcher

Absent: 3 - Chairperson Rhonda McDonald, Jeff Markewich and Ray Walkowski

2. Approval of the Minutes

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

Presenter:

Rhonda McDonald, Chair, City Planning Commission

A motion was made by Fletcher, seconded by Henninger, to approve the August 17, 2017 meeting minutes. The motion carried by a vote of 6:0:3

Aye: 6 - Henninger, Satchell-Smith, Graham, Smith, Raughton and Fletcher

Absent: 3 - Chairperson McDonald, Markewich and Walkowski

3. Communications

Rhonda McDonald, Chair, City Planning Commission

Peter Wysocki, Director, Planning & 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 or a citizen wishing to address the Planning Commission. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)

Aerotech RV Park

- 4.A.1.** [CPC ZC 17-00075](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 16.85 acres located at 1935, 1955, 1975, 1995, and 2015 Aerotech Drive 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).

(Quasi-Judicial)

Presenter:
Lonna Thelen, Principal Planner, Planning and Community Department
Peter Wysocki, Director of Planning and Community Development

This Planning Case was adopted and forwarded to City Council on the Consent Calendar.

- 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 and Community Department
Peter Wysocki, Director of Planning and Community Development

This Planning Case was adopted and forwarded to City Council on the Consent Calendar.

Oracle Townhomes

- 4.B.1. [CPC MPA 05-00278-A4 MN17](#) Northgate Master Plan minor amendment changing the land use designation of 7 acres from I/O (Office-Industrial Park/Research & Development) to MF (Multi-Family).

(Quasi-Judicial)

Presenter:
Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

This Planning Case was adopted and forwarded to City Council on the Consent Calendar.

- 4.B.2. [CPC ZC 17-00098](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 7 acres located southeast of the Sybilla Lane and Oracle Boulevard intersection from OC/cr (Office Complex with Conditions of Record) to OC (Office Complex).

(Quasi-Judicial)

Presenter:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

This Planning Case was adopted and forwarded to City Council on the Consent Calendar.

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:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

This Planning Case was adopted and forwarded to City Council on the Consent Calendar.

Approval of the Consent Agenda

Motion by Henninger, seconded by Graham, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 6:0:3

Aye: 6 - Henninger, Satchell-Smith, Graham, Smith, Raughton and Fletcher

Absent: 3 - Chairperson McDonald, Markewich and Walkowski

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

Tolerance Trail Appeal

6.A. [AR PFP 17-00246](#)

An appeal of the Tolerance Trail Preliminary and Final Plat to subdivide 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

Appeal Criteria 7.5.906.A.4
City Code Sections 7.7.102 (Subdivision Plats Review Criteria), 7.7.204 (Preliminary Plat Requirements and 7.7.303 Final Plat Requirements).

Motion by Raughton, seconded by Fletcher, to deny the appeal and uphold the approval of the preliminary and final plat for 10 Friendship Lane, based on the finding that the appellants have not substantiated that the appeal satisfies the review criteria to overturn the administrative decision as outlined in City Code Section 7.5.906(A)(4), and that the preliminary and final plat complies with the review criteria in City Code Sections 7.7.102 (Subdivision Plats Review Criteria), 7.7.204 (Preliminary Plat Requirements) and 7.7.303 (Final Plat Requirements). The motion passed by a vote of 5:1:3

Aye: 5 - Satchell-Smith, Graham, Smith, Raughton and Fletcher

No: 1 - Henninger

Absent: 3 - Chairperson McDonald, Markewich and Walkowski

Bradley Ranch

6.B.1. [CPC MP 86-520-A2MJ 17](#) Major Amendment of the Bradley Ranch Master Plan changing the land use designations for a 120-acre master planned area to remove the commercial land use category and establish Residential Very Low (0-1.99 Dwelling Units per Acre) and Residential Low (2-3.49 Dwelling Units per Acre) categories.

(Legislative)

Presenter:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

Motion by Graham, seconded by Henninger, that this Planning Case be adopted and forward to City Council the major master plan amendment for the Bradley Ranch Master Plan, based upon findings that the amendment request meets the review criteria for granting a master plan as set forth in City Code Section 7.5.408.. The motion passed by a vote of 6:0:3

Aye: 6 - Henninger, Satchell-Smith, Graham, Smith, Raughton and Fletcher

Absent: 3 - Chairperson McDonald, Markewich and Walkowski

6.B.2. [CPC PUZ 17-00002](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 120 acres located southeast of the Old Ranch Road and Milam Road intersection 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 Acre, and Maximum Building Height of 35 feet).

(Quasi-Judicial)

Presenter:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

Motion by Graham, seconded by Henninger, that this Planning Case be adopted and forward to City Council the zone change 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), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603 and the development of a PUD zone as set forth in City Code Section 7.3.603.. The motion passed by a vote of 6:0:3

Aye: 6 - Henninger, Satchell-Smith, Graham, Smith, Raughton and Fletcher

Absent: 3 - Chairperson McDonald, Markewich and Walkowski

6.B.3. [CPC PUD 17-00003](#)

Bradley Ranch PUD Development Plan for 120 acres to be developed as single-family residential 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:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

A motion was made by Graham, seconded by Henninger, for the Planning Case to be referred to the City Council. The motion carried by a vote of 6:0:3

Aye: 6 - Henninger, Satchell-Smith, Graham, Smith, Raughton and Fletcher

Absent: 3 - Chairperson McDonald, Markewich and Walkowski

2864 S Circle Annexation

6.C.1. CPC A 2864 South Circle Annexation to incorporate 5.7 acres into the municipal
15-00062 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

A motion was made by Fletcher, seconded by Graham, for the Planning Case to be referred to the City Council. The motion carried by a vote of 5:0:4

Aye: 5 - Henninger, Graham, Smith, Raughton and Fletcher

Absent: 4 - Satchell-Smith, Chairperson McDonald, Markewich and Walkowski

6.C.2. CPC ZC Establishment of PBC (Planned Business Center) zone district for 5.7
16-00118 acres located at 2675 and 2679 Janitell Road and 2864 and 2868 South
Circle Drive.

(Legislative)

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

A motion was made by Fletcher, seconded by Henninger, for the Planning Case to be referred to the City Council. The motion carried by a vote of 5:0:4

Aye: 5 - Henninger, Graham, Smith, Raughton and Fletcher

Absent: 4 - Satchell-Smith, Chairperson McDonald, Markewich and Walkowski

6.C.3. CPC CP 2864 South Circle concept plan illustrating an existing office building and
16-00119 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

A motion was made by Fletcher, seconded by Graham, for the Planning Case to be referred to the City Council. The motion carried by a vote of 5:0:4

Aye: 5 - Henninger, Graham, Smith, Raughton and Fletcher

Absent: 4 - Satchell-Smith, Chairperson McDonald, Markewich and Walkowski

7. Adjourn