

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, September 20, 2018**

**8:30 AM**

**Council Chambers**

**Planning Commission**

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

- 2.A. [18-0375](#) Minutes for the June 14, 2018 Planning Commission Special Meeting

Presenter:

Rhonda McDonald, Chair, Planning Commission

**Attachments:** [CPC Minutes SpecialMeeting Draft](#)

- 2.B. [18-0376](#) Minutes for the June 21, 2018 Planning Commission Special Meeting

Presenter:

Rhonda McDonald, Chair, Planning Commission

- 2.C. [18-0377](#) Minutes for the July 19, 2018 Planning Commission Meeting

Presenter:

Rhonda McDonald, Chair, Planning Commission

- 2.D. [18-0473](#) Minutes for the August 16, 2018 Planning Commission

Presenter:

Rhonda McDonald, Chair Planning Commission

**3. Communications**

Peter Wysocki - Director of Planning and Development

**4. CONSENT CALENDAR**

- 4.A. [CPC MP](#)  
[04-00254-A7](#)  
[MJ18](#) Major amendment to the Farm Master Plan modifying a note to remove a maximum commercial square footage limitation located northeast of the New Life Drive and Federal Drive intersection consisting of 107.4 effected acres.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

- Attachments:** [CPC Report CampusFoothillsFarm\\_DJS](#)  
[Figure 1 - Farm Master Plan](#)  
[Figure 2 - Zone Change Exhibit](#)  
[Figure 3 - PUD Concept Plan](#)  
[Figure 4 - -Project Statement](#)  
[Figure 5 - USAFA Letter](#)  
[Figure 6 - FIA\\_8172018](#)  
[Figure 7 - Trip Generation Memorandum](#)  
[Figure 8 - Email from La Plata](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

**4.B.** [CPC PUZ 18-00070](#) An ordinance amending the zoning map for the City of Colorado Springs pertaining to 25.58 acres located northeast of the New Life Drive and Federal Drive intersection changing the zoning from PUD/A (Planned Unit Development and Agricultural) to PUD (Planned Unit Development; commercial and residential, 20 dwelling units per acre, maximum height of 45-feet in Parcel A and 70-feet in Parcel B for office and commercial uses).

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

- Attachments:** [Figure 2 - Zone Change Exhibit](#)  
[7.5.603 Findings - ZC req\\_CA](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

**4.C.** [CPC PUP 18-00071](#) Campus at Foothills Farm PUD Concept Plan illustrating future development of 25.58 acres for commercial and residential development located northeast of the New Life Drive and Federal Drive intersection.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

- Attachments:** [Figure 3 - PUD Concept Plan](#)  
[7.3.605 PUD Concept Plan](#)  
[7.5.501.E Concept Plans](#)

**4.D.** [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 9-20-18](#)

[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](#)

**4.E. [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](#)

**4.F. [CPC PUP  
17-00089](#)**

Larry Ochs Concept Plan illustrating future development of 57.82 acres for residential development at 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](#)

- 4.G.** [CPC PUZ](#)  
[18-00068](#) A rezoning of 7.8 acres from A (Agricultural) to PUD (Planned Unit Development - attached single-family residential (townhomes); 9.00 dwelling units per acre maximum; 30-foot maximum building height) located west of the intersection at Red Cavern Road and Crisp Air Drive consisting of 7.8 acres.

(Quasi-Judicial)

Presenter:

Matthew Bingman, Permit Center Administrator, Planning & Community Development (DRE)

**Attachments:** [CPC Staff Report North Fork Townhomes](#)  
[FIGURE 1 DevelopmentPlan](#)  
[FIGURE 2 ProjectStatement](#)  
[FIGURE 3 Zone Change](#)  
[FIGURE 4 Additional information](#)  
[Map](#)  
[7.5.603 Findings - ZC req CA](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

- 4.H.** [CPC PUD](#)  
[18-00069](#) North Fork Townhomes PUD Development Plan which proposes construction of 70 townhome units on 7.8 acres located west of the intersection at Red Cavern Road and Crisp Air Drive.

(Quasi-Judicial)

Presenter:

Matthew Bingman, Permit Center Administrator, Planning & Community Development (DRE)

**Attachments:** [FIGURE 1 DevelopmentPlan](#)  
[7.3.606 PUD Development Plan](#)  
[7.5.502.E Development Plan Review](#)

- 4.I.** [CPC ZC](#)  
[18-00093](#) A zone change of .75-acre from OC (Office Complex) to C-6/CR (General Business with conditions of record) located at 1565 and 1581 York Road.

(Quasi-Judicial)

Presenter:

Chris Staley, Planner II, Planning and Community Development

**Attachments:**

[CPC Staff Report - York Road ZC](#)

[Figure 1 - Zone Change EX](#)

[Figure 2 - Development Plan](#)

[Figure 3 - Project Statement](#)

[Figure 4 - Yorkshire Estates HOA Board Approval Email 08.21.2018V2](#)

[Figure 5 - OC and C-6 zones \(proposed C-6 CR\)](#)

[7.5.603 ZC Findings](#)

**4.J. [CPC DP](#)  
[18-00094](#)**

A development plan depicting the existing building, parking and overall property configuration for the properties addressed as 1565 and 1581 York Road.

(Quasi-Judicial)

Presenter:

Chris Staley, Planner II, Planning and Community Development

**Attachments:**

[Figure 2 - Development Plan](#)

[7.5.502 \(E\)](#)

**4.K. [CPC PUZ](#)  
[18-00066](#)**

A zone change of 2.33 acres from PUD/HS (Planned Unit Development for commercial use) with Hillside Overlay to PUD/HS (Planned Unit Development: multi-family residential, maximum building height of 37'-2", maximum density of 17.17 dwelling units per acres) with Hillside overlay located northwest of Centennial Boulevard and Mule Deer Drive.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning & Development

**Attachments:**

[Tuscan FHV Filing 2 CPC Report](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Tuscan FHV Filing 2 DP](#)

[Figure 3 - Resident Comments](#)

[Figure 4 - Original Tuscan Foothills Village PUD DP](#)

[Figure 5 - Proposed and Future Open Space](#)

[Figure 6 - 2020 land Use map and master plan matrix](#)

[Figure 7 - CGS Letter](#)

[7.5.603 Findings - ZC req CA](#)

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

[Additional Resident Comments](#)

- 4.L. [CPC PUD](#)  
[06-00067-A3](#)  
[MJ18](#) The Tuscan Foothills Village Filing Number 2 Development Plan illustrating four 10-unit multi-family buildings with associated parking and landscaping site improvements on 2.33 acres located northwest of Centennial Boulevard and Mule Deer Drive.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning & Development

**Attachments:** [Figure 2 - Tuscan FHV Filing 2 DP](#)  
[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/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.)**

## **5. UNFINISHED BUSINESS**

## **6. NEW BUSINESS CALENDAR**

- 6.A. [CPC CU](#)  
[17-00045](#) A Conditional Use to allow a large daycare home for seven (7) to twelve (12) children at 9 Upland Road.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

**Attachments:**

[CPC Staff Report 9 Upland Road](#)  
[FIGURE 01 - SITE PLAN](#)  
[FIGURE 02 - PROJECT STATEMENT](#)  
[FIGURE 03 - NEIGHBORHOOD RESPONSE](#)  
[FIGURE 04 - NEIGHBORHOOD MEETING](#)  
[FIGURE 05 - APPLICANT RESPONSE](#)  
[FIGURE 06 - NEIGHBORHOOD COMMENTS FROM MEETING](#)  
[FIGURE 07 - ADDITIONAL INFORMATION](#)  
[FIGURE 08 - ZONING CODE INFO](#)  
[FIGURE 09 - DAYCARE INFORMATION](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)  
[FIGURE 10a - Additional letters of Opposition](#)  
[FIGURE 10b - Additional letters of Support](#)  
[Powerpoint for 9 UPLAND ROAD](#)

**7. Adjourn**