

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, October 18, 2018

8:30 AM

Council Chambers

Planning Commission

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

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

Presenter:
Rhonda McDonald, Chair, Planning Commission

3. Communications

Peter Wysocki, Director of Planning and 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.)

- 4.A. [CPC PUZ](#)
[18-00085](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 8.73 acres located southeast of the terminus of Silversmith Road and Silver Rose Lane changing the zoning from PUD (Planned Unit Development) to PUD (Planned Unit Development: commercial and residential, 12 dwelling units per acre, maximum 90,000 square feet for nonresidential uses, maximum building height of 45 feet and 35 feet east of the Silversmith Road and Silver Rose Lane intersection).

(QUASI-JUDICIAL)

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

Attachments: [CPC Report FlyingHorseParcel22_DJS](#)
[FIGURE 1 - Zone Change Exhibit](#)
[FIGURE 2 - PUD Concept Plan](#)
[FIGURE 3 - Project Statement](#)
[FIGURE 4 - Public Comments](#)
[7.5.603 Findings - ZC req CA](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 4.B. [CPC PUP](#)
[13-00033-A1](#)
[MJ18](#) A Major Amendment of the Flying Horse Parcel 22 PUD Concept Plan illustrating a reconfigured lot layout, allowing additional uses on Lot 4, updating the Powers Boulevard noise influence line, and establishing timing for future roadway extensions, located southeast of the terminus of

Silversmith Road and Silver Rose Lane.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

Attachments:

[FIGURE 2 - PUD Concept Plan](#)

[7.3.605 PUD Concept Plan](#)

[7.5.501.E Concept Plans](#)

**4.C. [CPC ZC](#)
[18-00079](#)**

The Barber at Westgate rezoning of 6.5 acres changing the zoning from PBC and PIP-1 with Streamside Overlay, Accident Potential Subzone 1, Runway Protection Zone and Airport Overlay to PBC, Planned Business Center with Streamside Overlay, Accident Potential Subzone 1, Runway Protection Zone and Airport Overlay located northwest of Airport Road and Powers Boulevard on Troy Hill Road.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development

Attachments:

[CPC Staff Report_Barber at Westgate](#)

[FIGURE 1 - Project Statement](#)

[FIGURE 2 - Barber at Westgate Concept Plan](#)

[FIGURE 3 - Towne East Master Plan](#)

[FIGURE 4 - Drainage report plan](#)

[7.5.603 Findings - ZC req CA](#)

**4.D. [CPC CP](#)
[18-00080](#)**

Barber at Westgate Concept Plan illustrating future commercial development of a 6.5 acre site for office, restaurant and retail uses located northwest of Airport Road and Powers Boulevard on Troy Hill Road.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development

Attachments:

[FIGURE 2 - Barber at Westgate Concept Plan](#)

[7.5.501.E Concept Plans](#)

**4.E. [CPC CU](#)
[18-00095](#)**

Newport Road - Powers and Aeroplaza Conditional Use Development Plan illustrating future development of a 3.5 acre site for convenience food sales with fueling station located at 1120 North Newport Road.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development

Attachments: [CPC Staff Report Newport Rd Powers and Aeroplaza](#)
[FIGURE 1 - Powers & Aeroplaza Project Statement](#)
[FIGURE 2 - Powers & Aeroplaza Development plan](#)
[FIGURE 3 - Ordinance 76-83](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

5. UNFINISHED BUSINESS

- 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 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](#)

- 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 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](#)

6. NEW BUSINESS CALENDAR

- 6.A.** [CPC MP](#)
[10-00089-A3](#)
[MJ18](#) A major amendment to the High Chaparral Master Plan proposing a change of use from commercial to residential (3.5-7.99 DU/AC) involving 4.8 acres located northwest of the intersection of Powers Boulevard and Barnes Road.

(Quasi-judicial)

Presenter:

Mike Schultz, Principal Planner, Planning and Community Development

Attachments: [Chaparral Pointe CPC Staff Report](#)
[Figure 1 - Chaparral Pointe - Project Statement](#)
[Figure 2 - High Chaparral MP Amendment](#)
[Figure 3 - Chaparral Pointe - Zone Exhibit](#)
[Figure 4 - Chaparral Pointe DP](#)
[Figure 5 - Resident Comments](#)
[Figure 6 - Chaparral Hills FIA](#)
[Figure 7 - Master Plan Acreage Comparison](#)
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 6.B.** [CPC PUZ](#)
[18-00054](#) A change of zone from A/UV/AO (Agriculture with Use Variance and Avigation Overlay) to PUD/AO (Planned Unit Development with

Avigation Overlay; single-family and attached two-family, 35-foot maximum building height, 5.59 dwelling units per acre).

(Quasi-judicial)

Presenter:

Mike Schultz, Principal Planner, Planning and Community Development

Attachments: [Figure 3 - Chaparral Pointe - Zone Exhibit](#)

[7.5.603 Findings - ZC req CA](#)

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

6.C. [CPC PUD
18-00055](#)

The Chaparral Pointe PUD Development Plan proposing 32 single-family and 36 two-family residential lots on 12.153 acres.

(Quasi-judicial)

Presenter:

Mike Schultz, Principal Planner, Planning and Community Development

Attachments: [Figure 4 - Chaparral Pointe DP](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

6.D. [CPC MP
01-00017-A2
MJ18](#)

The Museum and Park Urban Renewal Area Plan: A comprehensive redevelopment of 81.7 acres in Downtown Colorado Springs with retail, residential, and commercial development.

Presenter:

Peter Wysocki, Director, Planning and Development
Jariah Walker, Executive Director, Urban Renewal Authority

Attachments: [Museum & Park URA CPC staff report](#)

[Museum & Park URP](#)

[Museum & Park Tax Forecast and CIR](#)

6.E. [CPC MP
18-00123](#)

The Tejon and Costilla Urban Renewal Area Plan for the redevelopment of 1.5 acres of land in Downtown Colorado Springs.

Presenter:

Peter Wysocki, Director, Planning and Development
Jariah Walker, Executive Director, Urban Renewal Authority

Attachments: [Tejon and Costilla URA CPC staff report](#)

[Tejon Costilla Plan](#)

[Tax Forecast and CIR Tejon Costilla](#)

[vicinity map](#)

- 6.F.** [CPC MP
18-00113](#) Mill Street Neighborhood Plan, a new master plan initiated by the City of Colorado Springs Community Development Division replacing the 2003 Mill Street Preservation Plan and expanding the Plan's geographic scope south of downtown from Rio Grande Street and Moreno Avenue to I-25, between Conejos Street and Nevada Avenue

Presenter:

Catherine Duarte, Senior Analyst, Community Development Division

Attachments:

[Staff Report_Mill Street](#)
[Figure 1 - Mill Street Neighborhood Plan](#)
[Figure 2 - MillStreetNP_emails](#)
[Figure 3 - Year built map](#)
[Mill Street Full Appendix](#)
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)
[Fiscal Impact Analysis.Mill Street](#)

- 6.G.** [CPC CA
18-00082](#) Public hearing for the the PlanCOS Comprehensive Plan for the City of Colorado Springs

Presenter:

Peter Wysocki, Director of Planning and Community Development
Carl Schueler, Comprehensive Planning Manager

Attachments:

[PlanCOS_CPCStaffReport](#)
[Exhibit A - PlanCOS_Comprehensive Plan](#)
[Exhibit A - PlanCOS_Appendices](#)
[Ordinance_PlanCOS](#)
[Figure 1 - Ch. 1 Vision Map](#)
[Figure 2 - What If Festival - 9.9.17](#)
[Figure 3 - PlanCOS Open House - At-Large - 22 - edited](#)
[Figure 4 - Downtown Typology - 9.24.18](#)
[Figure 5 - SC Endorsement Meeting Minutes and Comments Received](#)
[Figure 6 - Post SC Endorsement Changes](#)
[Figure 7 - PlanCOS - TimeLine](#)

7. Adjourn