

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

CONSENT CALENDAR

DATE: June 19, 2014

ITEM: B.1, B.2

STAFF: Steve Tuck

FILE NO.: CPC PUZ 14-00040, CPC PUD 14-00041

PROJECT: Swan House Manor Wedding & Event Center

DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Ham, seconded by Commissioner Phillips, to approve **Item B.1-File No. CPC PUZ 14-00040**, the zone change from PUD/AO/SS to PUD/AO/SS (Planned Unit Development for a religious institution and/or public assembly with a 32-foot maximum building height with Airport and Streamside Overlays), based on the finding the request complies with the review criteria in City Code Section 7.5.603.B (Establishment or Change of Zone District Boundaries). Motion carried 8-0 (Commissioner Henninger absent).

Moved by Commissioner Ham, seconded by Commissioner Phillips, to approve **Item B.2-File No. CPC PUD 14-00041**, the development plan for Swan House Manor Wedding & Event Center, based on the finding the plan complies with the review criteria in City Code Section 7.3.606 (Review Criteria for PUD Development Plan) subject to compliance with the following technical and/or informational modifications to the development plan:

Technical and/or Informational Modifications to the Development Plan:

1. Note the City file number of CPC PUD 14-00041 and the sheet number (7 of 7) in the lower right corner of sheet 7.
2. Revise the note regarding the avigation easement to indicate the easement was recorded at reception no. 200070104. Delete the information that indicates the easement shall be granted.
3. Show and identify on sheet 1 the public utility and drainage easements as shown on the plat of the Summit Christian Fellowship Subdivision.

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4. On the drawing on sheet 1 accurately show the location of the existing retaining near the west property line. The wall appears to be approximately 330 feet in length but is drawn on the plan with a length of 560 feet.
5. On the drawing on sheet 1 either revise the contour intervals to correctly reflect the existing contours for the area west and south of the parking area or provide a note describing the topography in this area. The area has been graded and does not match the drawing.
6. Identify on the drawing on sheet 1 the street addresses for the 2 buildings (5505 and 5515 Palmer Park Boulevard). Delete the reference to 1610 Mountain Greenery Lane.

Motion carried 8-0 (Commissioner Henninger absent).

June 19, 2014

Date of Decision

Planning Commission Chair