

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, November 21, 2019**

**8:30 AM**

**Council Chambers**

**Planning Commission**

## 1. Call to Order

## 2. Approval of the Minutes

- 2.A. [CPC 19-716](#) Minutes for the October 17, 2019 City Planning Commission Meeting

Presenter:

Reggie Graham, Vice Chair, City Planning Commission

- 2.B. [CPC 19-717](#) Minutes for the September 13, 2019 City Planning Commission Special Hearing

Presenter:

Reggie Graham, Vice Chair, City Planning Commission

Attachments: [CPC Minutes CMRS draft](#)

## 3. Communications

Peter Wysocki - Director of Planning and 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/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.)**

### CDOT Bijou

- A. [CPC ZC 19-00104](#) Rezoning of 10.24 acres from PIP-1 (Planned Industrial Park 1) to M-1 (Light Industrial) located at 5640 East Bijou Street.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report CDOT Bijou Maintenance Facility](#)

[FIGURE 1 - Development Plan](#)

[FIGURE 2 - Project Statement](#)

[FIGURE 3 - PlanCOS Unique Placed Framework Map](#)

[FIGURE 4 - Surrounding Uses Map](#)

[7.5.603.B Findings - ZC](#)

- B. [CPC DP 19-00105](#) The CDOT Bijou Maintenance Facility Development Plan for construction of a maintenance and service facility for CDOT located at 5640 East Bijou Street.

(Quasi-Judicial)

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

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

**Cottages at North Carefree**

- C. [CPC CU 19-00117](#) A conditional use development plan for the Cottages at North Carefree project illustrating a 68-unit modular multi-family development and ancillary public and private site improvements, located southeast of the Van Teylingen Drive and North Carefree Circle intersection and consists of 3.4 acres.

(QUASI-JUDICIAL)

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

**Attachments:** [CPC Report\\_Cottages@NCarefree](#)  
[FIGURE 1 - Development Plan](#)  
[FIGURE 2 - Project Statement](#)  
[FIGURE 3 - PlanCOS Vision Map](#)  
[FIGURE 4 - Public Comments](#)  
[FIGURE 5 - PlanCOS Vibrant Neighborhoods](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

**New Life Commercial**

- D. [CPC ZC 18-00142](#) A zone change request for 3.89 acres of land from A/OC/cr (Agricultural and Office Complex with Conditions of Record) to PBC/cr (Planned Business Center with Conditions of Record), located at 11005 Voyager Parkway.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

- Attachments:** [CPC Report\\_NewLifeChurchCommercial](#)  
[FIGURE 1 - Zone Change-Lot 2](#)  
[FIGURE 2 - Zone Change-Lot 3](#)  
[FIGURE 3 - Concept Plan](#)  
[FIGURE 4 - Project Statement](#)  
[FIGURE 5 - PlanCOS Vision Map](#)  
[FIGURE 6 - Thriving Economy](#)  
[7.5.603.B Findings - ZC](#)

- E.** [CPC ZC 18-00143](#) A zone change request for 2.09 acres of land from OC/cr (Office Complex with Conditions of Record) to PBC/cr (Planned Business Center with Conditions of Record), located at 11005 Voyager.

(QUASI-JUDICIAL)

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

- Attachments:** [FIGURE 2 - Zone Change-Lot 3](#)  
[7.5.603.B Findings - ZC](#)

- F.** [CPC CP 18-00144](#) A concept plan for the New Life Commercial project illustrating a lot layout for a three-lot subdivision and establishing envisioned land uses, located at 11005 Voyager Parkway.

(QUASI-JUDICIAL)

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

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

**Woodmen Ridge Apartments II**

- G.** [AR CP 05-00100-A5 MJ19](#) A Major Concept Plan Amendment for the Woodmen Powers Crossing development changing 12.2 acres from commercial to multi-family residential, located southeast of the Woodmen Road and Targa Drive intersection.

(QUASI-JUDICIAL)

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

- Attachments:** [CPC Report\\_WoodmenRidgeApartmentsII](#)  
[FIGURE 1 - Woodmen Powers Crossing](#)  
[FIGURE 2 - Woodmen Ridge Apartments](#)  
[FIGURE 3 - Project Statement](#)  
[FIGURE 4 - PlanCOS Vision Map](#)  
[FIGURE 5 - PlanCOS Vibrant Neighborhoods](#)  
[7.5.501.E Concept Plans](#)

- H. [CPC CU  
19-00093](#) A Conditional Use Development Plan for the Woodmen Ridge  
 Apartments II project illustrating a 252-unit multi-family residential  
 apartment complex with a clubhouse, and ancillary site  
 improvements, located southeast of the Woodmen Road and Targa  
 Drive intersection.

(QUASI-JUDICIAL)

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

- Attachments:** [FIGURE 2 - Woodmen Ridge Apartments](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

**Items Called Off Consent**

**5. UNFINISHED BUSINESS - None**

**6. NEW BUSINESS CALENDAR**

**Mastin Dental**

- 6.A. [CPC PUZ  
19-00056](#) Rezoning of 1.1 acres from R5 (Multi-Family Residential) to PUD  
 (Planned Unit Development) located south of Lower Gold Camp  
 Road and east of 21st Street.

(Quasi-Judicial)

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

**Attachments:**

- [CPC Staff Report Mastin Dental Building](#)
- [FIGURE 1 -Development Plan](#)
- [FIGURE 2 - Project Statement](#)
- [FIGURE 3 - Neighborhood Comments](#)
- [FIGURE 4 - Neighborhood meeting comments](#)
- [FIGURE 5 - Previously approved development plan](#)
- [FIGURE 6 - Aerial with Development Plan overlay](#)
- [FIGURE 7 - PlanCOS Vibrant Neighbhorhoods Framework Map](#)
- [7.5.603.B Findings - ZC](#)
- [7.3.603 Establishment & Development of a PUD Zone](#)

**6.B. [CPC PUD  
19-00057](#)**

The Mastin Dental Building Development Plan illustrating future development of 1.1 acres for general and medical office located south of Lower Gold Camp Road and east of 21st Street.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:**

- [FIGURE 1 -Development Plan](#)
- [7.5.502.E Development Plan Review](#)
- [7.3.606 PUD Development Plan](#)

**Chapel Heights**

**6.C. [CPC PUZ  
19-00078](#)**

A zone change pertaining to 42.04 acres located at 1111 Academy Park Loop, changing the zone from SU/AO (Special Use with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay) zone district.

(QUASI-JUDICIAL)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

**Attachments:**

- [CPC Staff Report Chapel Heights](#)
- [FIGURE 1 - Chapel Heights Project Statement](#)
- [FIGURE 2 - Chapel Heights Zone Change Site Plan](#)
- [FIGURE 3 - Chapel Heights Concept Plan Site Plan](#)
- [FIGURE 4 - Land Uses Map](#)
- [FIGURE 5 - Neighborhood Mtg](#)
- [FIGURE 6 - Special Use Zone](#)
- [FIGURE 7 - EOZ Map](#)
- [FIGURE 8 - PlanCOS](#)
- [7.5.603.B Findings - ZC](#)
- [7.3.603 Establishment & Development of a PUD Zone](#)

**6.D. [CPC PUP 19-00079](#)**

A concept plan for Chapel Heights illustrating future development of 42.04 acres located at 1111 Academy Park Loop for a mixed residential use development of single-family attached and detached lots, and multi-family duplexes.

(QUASI-JUDICIAL)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

**Attachments:**

- [FIGURE 3 - Chapel Heights Concept Plan Site Plan](#)
- [7.5.501.E Concept Plans](#)
- [7.3.605 PUD Concept Plan](#)

**Appeal of Marketplace at Interquest Filing No. 20**

**6.E. [AR PUD 19-00491](#)**

An appeal of the administrative approval of the Marketplace at Interquest Filing No. 20 Development Plan for the construction of a hotel located northeast of I-25 and Interquest Parkway.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

- Attachments:**
- [CPC Staff Report - Marketplace at Interquest](#)
  - [Figure 1 - Approved Development Plan](#)
  - [Figure 2 - Approved Final Subdivision Plat](#)
  - [Figure 3 - Approved Minor Modification](#)
  - [Figure 4 - Project Narrative](#)
  - [Figure 5 - Appeal Application and Narrative](#)
  - [Figure 6 - Surrounding Land Uses](#)
  - [Figure 7 - Active Interquest Marketplace Concept Plan](#)
  - [Figure 8 - Close-up of Active Interuquest Marketplace Concept Plan](#)
  - [Figure 9 - Appellant's Interquest Marketplace Addition Concept Plan](#)
  - [Figure 10 - 2003 Interquest Marketplace Concept Plan](#)
  - [7.5.906 \(A\)\(4\) Administrative Appeal](#)
  - [7.3.606 PUD Development Plan](#)

**6.F.**     [AR FP](#)  
           [19-00492](#)     An appeal of the administrative approval of the Marketplace at Interquest Filing No. 20 Final Subdivision Plat for the construction of a hotel located northeast of I-25 and Interquest Parkway.

(Quasi-Judicial)

Presenter:  
 Hannah Van Nimwegen, Senior Planner, Planning & Community Development

- Attachments:**
- [Figure 2 - Approved Final Subdivision Plat](#)
  - [7.5.906 \(A\)\(4\) Administrative Appeal](#)
  - [7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

**6.G.**     [CPC PUD](#)  
           [05-00098-A2](#)  
           [MJ09-MM03](#)     An appeal of the administrative approval of the Marketplace at Interquest Filing No. 20 Minor Modification for the construction of a hotel located northeast of I-25 and Interquest Parkway.

(Quasi-Judicial)

Presenter:  
 Hannah Van Nimwegen, Senior Planner, Planning & Community Development

- Attachments:**
- [Figure 3 - Approved Minor Modification](#)
  - [7.5.906 \(A\)\(4\) Administrative Appeal](#)
  - [7.5.503.C Concept & Development Plan App Rev Procedures](#)

**Short Term Rental**



- 6.H. [CPC CA  
19-00137](#) An ordinance amending Chapter 7 (Planning, Development and Building) of City Code establishing density standards for non-owner occupied short term rental units

(Legislative)

Presenter:  
Morgan Hester, Principal Planner

**Attachments:**

[CPC Staff Report\\_STR](#)  
[FIGURE 1 - 5 Lot Separation Scenario](#)  
[Figure 2 - Public Comment](#)  
[Plan\\_Dev-STR-5\\_LotSpacesAND\\_SingleFamilyORD-2019-11-15v2](#)  
[Plan\\_Dev-STR-5\\_LotSpacesONLY\\_ORD-2019-11-15v2](#)  
[CPC Presentation - STR 11-21-19](#)

## **7. Presentations/Updates**

### **Park Land Dedication Ordinance**

- 7.A. [CPC CA  
19-00135](#) An ordinance repealing and reordaining Part 12 (Park and School Site Dedications) of Article 7 (Subdivision Regulations) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to park land dedication

Presenter:  
Chris Lieber, NES, Inc  
Peter Wysocki, Director of Planning and Community Development  
Karen Palus, Director of Parks, Recreation and Cultural Services

**Attachments:**

[PLDO\\_ORD](#)  
[PLDO City Council Work Session 11.7.2019 - Updated](#)  
[PLDO\\_CriteriaManual](#)

## **8. Adjourn**