

City of Colorado Springs

Due to COVID-19 Health Concerns, this meeting will be held remotely.



Regular Meeting Agenda

Thursday, October 15, 2020

8:30 AM

Remote Meeting - Call 720-617-3426

Conf ID: 937 260 312#

Planning Commission

How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- CenturyLink Channel 18

How to Comment on Agenda Items

During the meeting, those who wish to comment should call 720-617-3426 and enter
Conference ID: 937 260 312#

or

Click on or copy the below URL into your web browser to join via MS Teams:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGFhNTJmNmEtZWZkOS00Y2M3LWJiMDUtNDNhNTM3MjE3NDdi%40thread.v2/0?context=%7b%22Tid%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22Oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d

For those who participate by calling in, you will be muted upon entry to the meeting.

Once an item has been heard, the Chair will open the public portion of the hearing for those who wish to comment. There is a three (3) minute time limit for each person.

In order to speak, you must press *6 on your phone to unmute yourself.

1. Call to Order

2. Approval of the Minutes

- 2.A. [CPC 20-526](#) Minutes for the August 20, 2020 City Planning Commission Meeting

Presenter:

Reggie Graham, Chair of the City Planning Commission

- 2.B. [CPC 20-569](#) Minutes for the September 17, 2020 City Planning Commission Meeting

Presenter:

Reggie Graham, Chair of the City Planning Commission

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.)

Barnes Center Apartments

- 4.A. [CPC CU 20-00062](#) A Conditional Use Development Plan for a 182-unit multi-family apartment project with a clubhouse and ancillary site improvements, located between Integrity Center Point and Powers Boulevard.

(Quasi-Judicial)

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

- Attachments:** [CPC Report BarnesCenterApartmentsFL2 Development Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[Context Map.docx](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

- 4.B. [CPC R 20-00103](#) An Administrative Relief request to allow a building height of 51 feet 6.75 inches where 45 feet is the maximum building height allowed per City Code Section 7.3.204, located between Integrity Center Point and Powers Boulevard.

(Quasi-Judicial)

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

- Attachments:** [7.3.204](#)
[7.5.1102 Findings Necessary to Grant Administrative Relief](#)

Colorado Springs Storage

- 4.C. [CPC V 18-00183](#) Right-of-Way Vacation of portions of Pagosa Street, Blanco Street, Osage Street, and an alley as platted in the Portland Heights Subdivision.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

- Attachments:** [CPC Report Colorado Springs Storage Development Plan](#)
[Right-of-Way Vacation](#)
[Project Statement](#)
[Surrounding Zoning & Land Uses](#)
[Notice of Violation](#)
[Public Comment & Applicant Response](#)
[Colorado Geologic Survey Review](#)
[2016 Pre-application Meeting Summary](#)
[Nonuse Variance Justification Statement](#)
[7.7.402.C Vacation Procedures](#)

4.D. [CPC PUZ 18-00182](#)

A zone change pertaining to 3.88 acres generally located west of the Resort Point and Garner Street intersection from R (Estate Residential) to PUD (Planned Unit Development: Recreational vehicle, trailer, or watercraft storage yard with no permanent structures).

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

- Attachments:** [Surrounding Zoning & Land Uses](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

4.E. [CPC PUD 18-00184](#)

The Colorado Springs Storage Development Plan for a recreation vehicle, trailer, and watercraft storage yard generally located west of the Resort Point and Garner Street intersection.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

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

- 4.F. [CPC NV
20-00020](#) A Nonuse Variance to City Code Section 7.4.206 to allow asphalt millings as the paving surface for a vehicle storage area generally located west of the Resort Point and Garner Street intersection.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Attachments: [Nonuse Variance Justification Statement](#)
[7.4.206.K General Prov-Restrictions-Prohibitions \(Paving\)](#)
[7.5.802.B Nonuse Variance Criteria](#)

Cedar Heights Tank Nos. 1 & 2

- 4.G. [CPC ZC
20-00114](#) A zone change of 16,117 square feet for the Cedar Heights Tank #1 from R/HS (Single-Family Residential with Hillside Overlay) to PF/HS (Public Facility with Hillside Overlay) located at 3150 North 30th street.

(Quasi-Judicial)

Presenter:

Kerri Schott, Planner I, Planning & Community Development

Attachments: [CPC Staff Report Cedar Heights Tanks Combined Zone Change - KLS](#)
[Cedar Heights Project Statement](#)
[Vicinity Map for Cedar Heights Tanks](#)
[Strong Connections Framework Utilities Map](#)
[7.5.603.B Findings - ZC](#)

- 4.H. [CPC ZC
20-00115](#) A zone change of 10,000 square feet for the Cedar Heights Tank #2 from R/HS (Single-Family Residential with Hillside Overlay) to PF/HS (Public Facility with Hillside Overlay) located at 4055 North 30th Street.

(Quasi-Judicial)

Presenter:

Kerri Schott, Planner I, Planning & Community Development

Attachments: [7.5.603.B Findings - ZC](#)

Jovenchi Addition No. 1

- 4.I. [CPC A
19-00157](#) Jovenchi Addition No. 1 Annexation located northwest of New Life Drive and Interquest Parkway consisting of 2.088 acres.
- (Legislative)
- Presenter:
Katie Carleo, Principal Planner, Planning & Community Development
- Attachments:** [CPC Staff Report_Jovenchi Annexation_KAC](#)
[JOVENCHI PROJECT STATEMENT](#)
[JOVENCHI PARCEL](#)
[JOVENCHI ANNEXATION PLAT](#)
[JOVENCHI FISCAL IMPACT ANALYSIS](#)
[JOVENCHI ANNEXATION AGREEMENT](#)
[7.6.203-Annexation Conditions](#)
- 4.J. [CPC ZC
20-00034](#) Jovenchi zone change establishing an A (Agricultural) zone district located northwest of New Life Drive and Interquest Parkway consisting of 2.088 acres.
- (Legislative)
- Presenter:
Katie Carleo, Principal Planner, Planning & Community Development
- Attachments:** [JOVENCHI PARCEL](#)
[7.5.603.B Findings - ZC](#)

Stericycle Medical Waste Transfer Facility

- 4.K. [CPC DP
20-00028](#) The Stericycle Medical Waste Transfer Facility Certificate of Designation to allow a medical waste transfer facility at 2602 Durango Drive.
- (Quasi-Judicial)
- Presenter:
Lonna Thelen, Principal Planner, Planning & Community Development
- Attachments:** [CPC Staff Report_Stericycle](#)
[Approved EDOP](#)
[Project Statement](#)
[CDPHE Approval Letter](#)
[PlanCOS Vision Map](#)
[6.3.106 Certificate of Designation Review Factors](#)

ITEMS CALLED OFF CONSENT**5. UNFINISHED BUSINESS****Flying W Ranch Appeal**

- 5.A. [CPC AP 20-00061](#) An appeal of the administrative 2-year extension of the temporary use permit for the Flying W Ranch office located at 2870 Chuckwagon Road.

(Quasi-Judicial)

Presenter:

Peter Wysocki, Director, Planning & Community Development

Attachments: [CPC Staff Report Flying W Ranch Temp Use Extension](#)
[Appeal Application Harbor Pines HOA](#)
[Neighborhood Comments](#)
[Photo of Office](#)
[Temp Use Application Extension Req.](#)
[Temp Use Extension Approval](#)
[Bldg Elevation and Floor Plan.pdf](#)

6. NEW BUSINESS CALENDAR**8720 Anglewood Court Appeal**

- 6.A. [CPC AP 20-00130](#) An appeal for the Notice and Order to abate the zoning code violation issued to the owner of 8720 Anglewood Court on August 25, 2020 for violation of short-term rental permit requirements.

(Quasi-Judicial)

Presenter:

Sean Cope, Senior Code Enforcement Officer, Neighborhood Services

Mitch Hammes, Neighborhood Services Manager

- Attachments:** [CPC Staff Report Notice and Order Appeal](#)
[Appeal Statement_Ryan Dekker](#)
[CSPD Calls for Service](#)
[Noitce of Violation and Order to Abate August 25, 20](#)
[SOS Registered Agent](#)
[7.5.1706 Rules and regulations](#)
[7.5.906 \(A\)\(4\) Administrative Appeal.docx](#)

7. PRESENTATIONS/UPDATES - None

8. Adjourn