

# City of Colorado Springs

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



## Regular Meeting Agenda

Thursday, October 20, 2016

8:30 AM

Council Chambers

**Planning Commission**

**1. Call to Order****2. Approval of the Record of Decision (minutes) for the XXXX, 2016 City Planning Commission Meeting.****3. Communications**

[CPC-038](#) Chairperson Eric Phillips

[CPC-002](#) Director Updates, Peter Wysocki

**4. CONSENT CALENDAR**

- 4.A. [CPC CU](#) Conditional Use to allow a kennel in a C-5 (Intermediate Business)  
[16-00120](#) zone district located at 856 Arcturus Drive.

(Quasi-Judicial)

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

**Attachments:** [CPC Staff Report Canine Salon](#)  
[FIGURE 1 - Development Plan](#)  
[FIGURE 2 - Project Statement](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review Criteria](#)

- 4.B.1 [CPC ZC](#) Harrison Subdivision zone change for 4.5 acres from R (Estate  
[16-00039](#) Single-Family Residential) to C-6/CR (General Business with  
Conditions of Record) located south of Harrison High School on  
Janitell Road.

(Quasi-Judicial)

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

**Attachments:** [CPC Staff Report\\_Harrison Subdivision](#)  
[FIGURE 1 - Concept Plan](#)  
[FIGURE 2 - Project Statement](#)  
[7.5.603 Criteria for granting zone changes](#)

- 4.B.2 [CPC CP  
16-00040](#) A Concept Plan illustrating a layout for an automotive storage yard for outdoor storage of recreational vehicles located south of Harrison High School on Janitell Road.

(Quasi-Judicial)

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

**Attachments:** [FIGURE 1 - Concept Plan](#)  
[7.5.501.E Concept Plans](#)

- 4.C. [CPC CM1  
16-00100](#) A Conditional Use for a 50-foot monopole cellular tower Commercial Mobile Radio Service (CMRS) at 424 North Chelton Road.

(Quasi-Judicial)

Presenter:  
Rachel Teixeira, Planner II, Planning and Community Development

**Attachments:** [CPC Staff Report CMRS Galley Road](#)  
[Figure 1 - Site Plan](#)  
[Figure 2 - Project Statement](#)  
[Figure 3- Neighborhood Association Letter](#)  
[7.5.704 Conditional Use Review](#)  
[7.4.607 Site Selection and Collocation req](#)  
[7.4.608 Design Criteria & construction standards](#)

**These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner or a citizen wishing to address the Planning Commission. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)**

## **5. UNFINISHED BUSINESS**

- 5.A. [CPC CA 16-00008](#) An Ordinance repealing and reordaining Section 906 (Appeals) of Part 9 (Notice, Hearings and Appeals) of Article 5 (Administration and Procedures) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to appeals.

(Legislative)

Presenter:

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

**Attachments:** [Second Reconsideration of Appeals Code Change 10-20-16](#)  
[Figure 1- Ord Plan Dev-Appeals 2016-Oct 5 clean](#)  
[Figure 2- Ord Plan Dev-Appeals 2016-Oct 5](#)  
[Figure 3- Version B -jul 20 \(w Clerk's edits\)](#)  
[Figure 4- CPC May 19 Meeting Minutes - Appeals](#)

## **6. NEW BUSINESS CALENDAR**

- 6.A.1 [CPC MP 07-00061-A4 MJ16](#) Major Amendment to the Briargate Master Plan changing 116 acres from Residential Very Low (R-VL 0-1.99 dwelling units per acre) to Residential Low (R-L 2.0-3.49 dwelling units per acre).

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

**Attachments:** [CPC Staff Report Cordera 4&5](#)  
[FIGURE 1 CP Site Plan Cordera 4&5](#)  
[FIGURE 2 Project Statement Cordera 4&5](#)  
[FIGURE 3 Letters of Opposition Cordera 9-28-2016](#)  
[FIGURE 4 Cordera Response to Citizen Oppostion Cordera Filing 4 and 5](#)  
[FIGURE 5 Briargate Master Plan Exhibit Cordera 4&5](#)  
[FIGURE 6 Full Fiscal Impact Analysis Cordera 4 & 5](#)  
[FIGURE 7 Cordera PUD Zoning 4&5](#)  
[FIGURE 8 Buffer Exhibit Cordera 4&5](#)  
[FIGURE 9 PUD Developemnt Cordera 4&5](#)  
[FIGURE 10 School District 20 Comment Cordera 4&5](#)  
[FIGURE 11 School District 20 Staff Comment Cordera 4&5](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

**6.A.2** [CPC PUZ  
16-00102](#)

Cordera 4 & 5 zone change of 116 acres from A (Agriculture) to PUD (Planned Unit Development; single-family detached residential, 2.63 dwelling units per acre, 36-foot maximum building height), located south of Old Ranch Road and north of Cordera Crest Avenue.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

**Attachments:**

[FIGURE 7\\_Cordera PUD Zoning 4&5](#)

[7.5.603 Criteria for granting zone changes](#)

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

**6.A.3** [CPC PUP  
16-00103](#)

Cordera 4 & 5 Concept Plan illustrating conceptual layout for the 116 acre site to be developed as single-family detached residential, located south of Old Ranch Road and north of Cordera Crest Avenue.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

**Attachments:**

[FIGURE 1\\_CP Site Plan Cordera 4&5](#)

[7.3.605 PUD Concept Plan](#)

[7.5.501.E Concept Plans](#)

**6.A.4** [CPC PUD  
16-00104](#)

Cordera 4 Development Plan illustrating detailed layout and infrastructure for 29.51 acres to be developed as single-family detached residential, located south of Old Ranch Road and north of Cordera Crest Avenue.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

**Attachments:**

[FIGURE 9\\_PUD Development Cordera 4&5](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

**6.B.1** [CPC PUZ  
16-00094](#)

Crowne at Briargate zone change, changing the zoning of 12.73 acres from PBC/AO (Planned Business Center with Airport Overlay) and PUD/AO (Planned Unit Development; mixed residential, including assisted senior living, 50-foot 7-inch maximum building height, 24.99 dwelling units per acre with Airport Overlay) to PUD/AO (Planned Unit Development; multi-family residential, 45-foot maximum building height, 22 dwelling units per acre with Airport Overlay), located at 9124 Grand Cordera Parkway.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

**Attachments:**

[CPC Staff Report Crowne at Briargate](#)

[FIGURE 1\\_Crowne at Briargate DP](#)

[FIGURE 2 Project Statement Crowne at Briargate](#)

[FIGURE 3 Letters of Opposition](#)

[FIGURE 4 Crowne CitizenResponseLetter](#)

[FIGURE 5 Crowne Zoning Exhibit](#)

[FIGURE 6 Crowne District 20 Comments](#)

[7.5.603 Criteria for granting zone changes](#)

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

**6.B.2** [CPC PUD  
16-00095](#)

Crown at Briargate Development Plan for the construction of a 276-unit apartment complex on 12.73 acres located at 9124 Grand Cordera Parkway.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

**Attachments:**

[FIGURE 1\\_Crowne at Briargate DP](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

- 6.C.** [CPC CA  
16-00115](#) An Ordinance Amending Section 201 (Definitions Enumerated) of Part 2 (Definitions of Article 2 (Basic Provisions, Definitions and Land Use Types and Classifications); Section 1205 (Nonconforming Lots) of Part 12 (Nonconforming Development) of Article 5 (Administration and Procedures), and Multiple Sections of Article 7 (Subdivision Regulations) All within Chapter 7 (Planning, Development and Building) of the Code of The City of Colorado Springs 2001, as Amended, Pertaining to Waiver of Replat.

(Legislative)

Presenter:

Meggan Herington, LUR/DRE Planning Manager, Planning and Community Development

**Attachments:**

[CPC Staff Report Waiver of Replat](#)

[Figure 1 WaiverReplatArt2-5-7Ch7ORD-2016-10-10-2](#)

[Figure 2 Code Scrub Committee 15-16](#)

- 6.D.** [CPC CA  
16-00116](#) An ordinance amending Part 2 (Off-Street Parking Standards) of Article 4 (Site Development Standards) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to parking.

(Legislative)

Presenter:

Meggan Herington, LUR/DRE Planning Manager, Planning and Community Development

**Attachments:**

[CPC Staff Report Parking and ADA](#)

[FIGURE 1 ADA-ParkingAccessibleParkingORD](#)

[FIGURE 2 Code Scrub Committee 15-16](#)

**6.E.1** [CPC A  
16-00109](#)

The Bowen Addition Annexation consisting of less than one acre located at 5085 Silver Drive within the Park Vista Estates enclave of unincorporated El Paso County.

(Legislative)

Presenter:

Mike Schultz, Principal Planner, Planning & Community Development

**Attachments:**

[CPC Staff Report Bowen Annexation](#)

[Figure 1 - Bowen Annexation Plat](#)

[Figure 2 - Project Statement](#)

[Figure 3 - Opposition E-mail](#)

[Figure 4 - Enclave Map](#)

[Figure 5 - DRAFT Bowen Addition Annexation Agreement - 10-4-16](#)

[Bowen Zone Change Exhibit](#)

[7.6.203-Annexation Conditions](#)

**6.E.2** [CPC ZC  
16-00110](#)

Establishment of the R-2/AO (Two-Family Residential with Airport Overlay) zone district for the property located at 5085 Silver Drive consisting of less than one acre.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning & Community Development

**Attachments:**

[Bowen Zone Change Exhibit](#)

[7.5.603.B Establishment or change of zone district boundaries](#)

**6.F.1** [CPC A  
16-00107](#)

The Hartsuiker Addition Annexation of 1.134 acres addressed as 5135 Copper Drive and located within Park Vista Estates.

(Legislative)

Presenter:

Mike Schultz, Principal Planner, Planning & Community Development

**Attachments:**

[CPC Staff Report Hartsuiker Addition](#)

[Figure 1 - Hartsuiker Annex Plat revised](#)

[Figure 2 - Project Statement](#)

[Figure 3 - Email from Opposition](#)

[Figure 4 - Enclave Map](#)

[Figure 5 - DRAFT Hartsuiker Addition Annexation Agreement - 10-4-16](#)

[Zone Change Exhibit](#)

[7.6.203-Annexation Conditions](#)



**6.F.2** [CPC ZC  
16-00108](#)

Establishment of the R-2/AO (Two-Family Residential with Airport Overlay) zone district for the property addressed at 5135 Copper Drive consisting of one-half acre.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning & Community Development

**Attachments:**

[Zone Change Exhibit](#)

[7.5.603.B Establishment or change of zone district boundaries](#)

**6.G.** [CPC MP  
09-00027-A1  
MJ16](#)

Experience Downtown Master Plan

(Legislative)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department

**Attachments:**

[CPC Staff Report Experience Downtown](#)

[Figure 1](#)

[Figure 2](#)

[Figure 3](#)

[Figure 4](#)

[Figure 5](#)

[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

[Experience Downtown DRB Staff Report 100516](#)

**7. Adjourn**