

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, April 18, 2019

8:30 AM

Council Chambers

Planning Commission

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

[19-216](#) March 21, 2019 Planning Commission Minutes

Presenter:
Rhonda McDonald, Chair

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.)

- A. [CPC PUZ](#)
[18-00175](#) A zone change of 2.83 acres from A (Agricultural) to PUD (Planned Unit Development; Short-term stay cottages, lodge suites and meeting space, 35-foot maximum building height) located near Weiskopf Point and Flying Horse Club Drive.

(QUASI-JUDICIAL)

Presenter:
Catherine Carleo, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report_Flying Horse Lodges II](#)
[FIGURE 1 Project Statement](#)
[FIGURE 2 Public Comment](#)
[FIGURE 3 Flying Horse Lodges II DP Plan](#)
[FIGURE 4 PlanCOS Analysis_Flying Horse Lodges II](#)
[Ortho Map_Flying Horse Lodges II](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- B. [CPC PUD](#)
[13-00137-A1](#)
[MJ18](#) A development plan for the expansion of the existing Flying Horse Lodges to include 53 rooms, restaurant and meeting space located near Weiskopf Point and Flying Horse Club Drive.

(QUASI-JUDICIAL)

Presenter:
 Catherine Carleo, Principal Planner, Planning & Community
 Development

Attachments: [FIGURE 3 Flying Horse Lodges II DP Plan](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

- C. [CPC ZC](#)
[19-00036](#) A zone change of 4,174 square feet from PBC (Planned Business Center) to TND (Traditional Neighborhood Development) located north of Gold Hill Mesa Drive and east of 21st Street.

(QUASI-JUDICIAL)

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

Attachments: [CPC Staff Report - Gold Hill Mesa](#)
[Exhibit A - Legal Description](#)
[Figure 1 - Boundary Depiction](#)
[Figure 2 - Project Statement](#)
[Figure 3 - Concept Plan](#)
[7.5.603.B Findings - ZC](#)

- D. [CPC CP](#)
[04-00127-A6](#)
[MN17-MM01](#) Minor Modification to the Gold Hill Mesa Concept Plan updating the zone district boundary and site data.

QUASI-JUDICIAL)

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

Attachments: [Figure 3 - Concept Plan](#)
[7.5.503.C Concept & Development Plan App Rev Procedures](#)

- E. [CPC ZC](#)
[19-00009](#) A zone change of 1.13 acres from PBC/HS (Planned Business Center with a Hillside Overlay) and OC/HS (Office Complex with a Hillside Overlay) to PBC (Planned Business Center) located at the southwest corner of Dublin Boulevard and North Academy Boulevard.

(QUASI-JUDICIAL)

Presenter:
 Chris Staley, Planner II, Planning & Community Development

- Attachments:** [CPC Staff Report_Dublin and Academy](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Zone Change](#)
[Figure 3 - Dev Plan](#)
[Figure 4 - PlanCOS Chap 4 Thriving Economy Framework MapV.1](#)
[7.5.603.B Findings - ZC](#)

F. [CPC DP](#)
[19-00010](#) A development plan for construction of a 3,061 square foot convenience store with fuel canopy located at the southwest corner of Dublin Boulevard and North Academy Boulevard.

(QUASI-JUDICIAL)

Presenter:
 Chris Staley, Planner II, Planning & Community Development

- Attachments:** [Figure 3 - Dev Plan](#)
[7.5.502.E Development Plan Review](#)

G. [AR NV](#)
[19-00173](#) A non-use variance to allow a 15 foot side yard setback along the south lot line where 25 feet is required in the PBC (Planned Business Center) zone district for the construction of a new convenience store with fuel canopy located at the southwest corner of Dublin Boulevard and North Academy Boulevard.

(QUASI-JUDICIAL)

Presenter:
 Chris Staley, Planner II, Planning & Community Development

- Attachments:** [7.5.802.B Nonuse Variance](#)

H. [CPC CU](#)
[19-00008](#) A Conditional Use for an indoor kennel in the PBC/AO (Planned Business Center with Airport Overlay) zone district located at 6295 Templeton Gap Road.

(QUASI-JUDICIAL)

Presenter:
 Tasha Brackin, Senior Planner, Planning and Community Development

- Attachments:** [CPC Staff Report Smudge Indoor Kennel 6295 Templeton Gap CPC CU-19-0](#)
[FIGURE 1 - Smudge Indoor Kennel Project Statement](#)
[FIGURE 2 - Smudge Indoor Kennel Development plan 11x17](#)
[FIGURE 3 - Public Comments](#)
[Figure 4 - PlanCOS Context Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

- I. [CPC SN 19-00034](#) A street name change for a roughly 325 foot long segment of public roadway immediately north of E. St. Elmo Ave. to change the name from Mt. Washington Ave. to Creekwalk Ct.

(QUASI-JUDICIAL)

Presenter:
 Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

- Attachments:** [Mt Washington Street Name Change CPC Report](#)
[Figure 1 - Mt Washington Street Name Change Diagram](#)
[Figure 2 - Mt Washington Street Name Change legal description](#)
[Figure 3 - Mt Washington Street Name Change project statement](#)
[Figure 4 - Creekwalk Concept Plan](#)
[Figure 5 - Creekwalk ROW Vacation Plat](#)
[7.7.704.D.7 Street Name Changes Review Criteria](#)

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

- 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

5.C. [CPC PUP
17-00089](#)

Larry Ochs Concept Plan illustrating future development of 57.82 acres for residential (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. [AR CM2
18-00636](#)

An appeal of the administrative denial of the Wahsatch Ave Transit Mix US-CO-5068 CMRS Development Plan for the installation of the 80' monopine tower with equipment shelter located at 444 East Costilla Street.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

Attachments: [CPC Staff Report CMRS on 444 Costilla St - Wahsatch Ave Transit Mix Monopi](#)
[Figure 1 - SITE PLANS](#)
[Figure 2 - APPEAL](#)
[Figure 3 - PROJECT STATEMENT](#)
[Figure 4 - NEIGHBORHOOD COMMENTS](#)
[Figure 5 - APPLICANT RESPONSE](#)
[Figure 6 - ADDITIONAL NEIGHBORHOOD COMMENT](#)
[Figure 7 - AGENCY COMMENTS](#)
[Figure 8 - DENIAL LETTER](#)
[Figure 9 - CMRS CODE CRITERIA](#)
[Figure 10 - DEVELOPMENT PLAN CRITERIA](#)
[Figure 11 - PLANCOS](#)
[Figure 12 - EXPERIENCE DOWNTOWN MP](#)
[Figure 13 - ENVISION SHOOKS RUN FACILITIES MP](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)
[7.5.502.E Development Plan Review](#)
[7.4.607 Site Selection and Collocation req](#)
[7.4.608 Design Criteria & construction standards](#)

6.B. [CPC UV](#)
[18-00159](#)

A Use Variance to allow a fueling station with a convenience store within the streamside overlay. This C-5 (Intermediate Business) zoned site is located at the southeast corner of E. Motor Way and S. Tejon St. and consists of 1.51 acres.

(Quasi-Judicial)

Presenter:
Matthew Fitzsimmons, Planner II, Planning & Community Development

Attachments: [CPC Staff Report Maverik](#)
[FIGURE #1 - Use Variance DP](#)
[FIGURE #2 - Project Statement](#)
[FIGURE #3 - Existing Zoning](#)
[FIGURE #4 - Stakeholder comment](#)
[FIGURE #5 - Streamside Overlay](#)
[FIGURE #6 - PlanCOS-Unique Places Framework](#)
[FIGURE #7 - Comp Plan 2020 Land Use](#)
[FIGURE #8 - Traffic Study](#)
[Exhibit B - Vacation Exhibit](#)
[7.5.803.B Use Variance Review Criteria](#)
[7.5.502.E Development Plan Review](#)
[7.3.508.C Streamside Overlay Zone](#)

- 6.C.** [CPC V](#)
[18-00160](#) A vacation of right of way to allow for the applicant to take over ownership of the alley that bisects the proposed project. This C-5 (Intermediate Business) zoned site is located at the southeast corner of E. Motor Way and S. Tejon Ave and consists of 1.51 acres.

(Legislative)

Presenter:

Matthew Fitzsimmons, Planner II, Planning & Community Development

Attachments: [Exhibit B - Vacation Exhibit](#)
[7.7.402.C Vacation Procedures](#)

- 6.D.** [CPC PUZ](#)
[18-00131](#) A zone change pertaining to 25,000 square feet of land located on the north side of E. Boulder St. between N. Weber St. and N. Wahsatch Ave., changing the zoning from R4 (Multi-Family Residential) to PUD (Planned Unit Development - 37 dwelling units per acre of multi-family residential use, 40' maximum building height).

(QUASI-JUDICIAL)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

Attachments: [326 E Boulder CPC Report](#)
[Figure 1 - Development Plan](#)
[Figure 2 - Project Statement](#)
[Figure 3 - Zoning Map](#)
[Figure 4 - Stakeholder Comments](#)
[Figure 5 - Response to Stakeholders](#)
[Figure 6 - PlanCOS Vision Map](#)
[Figure 7 - Parking Demand Table](#)
[Figure 8 - Historic Aerials Regarding Parking Demand](#)
[7.5.603.B Findings - ZC](#)

- 6.E.** [CPC PUD
18-00132](#) A PUD Development Plan illustrating a new 16 unit apartment building and associated improvements on the eastern 15,000 square foot portion of the site which is located on the north side of E. Boulder St. between N. Weber St. and N. Wahsatch Ave.

(QUASI-JUDICIAL)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

Attachments: [Figure 1 - Development Plan](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

- 6.F.** [CPC PUZ
19-00004](#) A zone change of 9.9 acres from R/HS (Residential Estate with Hillside Overlay) to PUD/HS (Planned Unit Development with Hillside Overlay, detached single-family residential, 2.93 dwelling units per acre, maximum 35-foot building height) located northwest of Collegiate Drive and Mount Union Court.

(QUASI-JUDICIAL)

Presenter:

Michael Schultz, Principal Planner, Planning & Community Development

- Attachments:**
- [CPC Report - University Bluffs Filing No 4A](#)
 - [FIGURE 1 - Project Statement](#)
 - [FIGURE 2 - UniversityBluffs_Fil4A-DP-Zone Exhibit](#)
 - [FIGURE 3 - UniversityBluffs DP Set 11x17](#)
 - [FIGURE 4 - University Bluffs-LSA 11x17](#)
 - [FIGURE 5 - Resident Emails and Letters](#)
 - [FIGURE 6 - 2000 Univ Park MP - Color](#)
 - [FIGURE 7 - City Code Section 7.7.1207.E](#)
 - [FIGURE 8 - City Parks letter 5-14-18](#)
 - [FIGURE 9 - Owner Rejection Email](#)
 - [FIGURE 10 - University Bluffs - Traffic Generation Analysis](#)
 - [FIGURE 11 - Wildland Urban Interface - WUI Map](#)
 - [FIGURE 12 - Assessment of Wildfire Hazard Potential](#)
 - [FIGURE 13 - Vibrant Neighborhoods Map](#)
 - [FIGURE 14 - Reference Map](#)
 - [7.5.603.B Findings - ZC](#)
 - [7.3.603 Establishment & Development of a PUD Zone](#)

6.G. [CPC PUD 19-00005](#) The University Bluffs Filing No. 4A PUD Development Plan proposing 29 single-family lots on 9.9 acres with a maximum building height of 35-feet.

(QUASI-JUDICIAL)

Presenter:
Michael Schultz, Principal Planner, Planning & Community Development

- Attachments:**
- [FIGURE 3 - UniversityBluffs DP Set 11x17](#)
 - [7.3.606 PUD Development Plan](#)
 - [7.5.502.E Development Plan Review](#)

6.H. [AR NV 19-00184](#) A non-use variance pertaining to City Code Section 7.3.504.D.2 relating to slopes 25% or greater being disturbed or located within a designated building envelope.

(QUASI-JUDICIAL)

Presenter:
Michael Schultz, Principal Planner, Planning & Community Development

- Attachments:**
- [FIGURE 4 - University Bluffs-LSA 11x17](#)
 - [7.3.504.D.2](#)
 - [7.5.802.B Nonuse Variance](#)

6.I. [19-210](#) True North Commons Urban Renewal Area Plan

Presenter:

Peter Wysocki, Director of Planning and Community Development

Attachments:

[Staff Report_USAFA](#)

[True North Commons Conditions Survey](#)

[True North Commons URA Plan](#)

7. Adjourn