

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, March 15, 2018**

**8:30 AM**

**Council Chambers**

**Planning Commission**

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

[CPC 460](#) Meeting Minutes for February 15, 2018 Planning Commission

Presenter:  
Rhonda McDonald, Chair, City Planning Commission

**3. Communications**

**Peter Wysocki - Director, Planning and Community Development**

**4. CONSENT CALENDAR****Flying Horse No 4 Palermo - Katie Carleo**

- 4.A. [CPC PUZ](#)  
[17-00122](#) Rezone from A (Agriculture) to PUD (Planned Unit Development; single-family residential, 2.45 DU/AC, 35-foot maximum building height) zone district pertaining to 62.5 acres located southwest of Hawkstone Drive and Walnut Creek Drive.

(Quasi-Judicial)

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

**Attachments:** [CPC Staff Report FH No. 4 Palermo](#)  
[FIGURE 1\\_Palermo DP Site Plan](#)  
[FIGURE 2 Palermo Project Statement](#)  
[FIGURE 3 PUD Zone Exhibit](#)  
[FIGURE 4 PK Zone Exhibit](#)  
[7.5.603 Findings - ZC req\\_CA](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

- 4.B. [CPC ZC](#)  
[17-00123](#) Rezone from A (Agriculture) to PK (Public Parks) zone district pertaining to 10.2 acres located southwest of Hawkstone Drive and Walnut Creek Drive.

(Quasi-Judicial)

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

Attachments: [FIGURE 4\\_PK Zone Exhibit](#)  
[7.5.603 Findings - ZC req\\_CA](#)

- 4.C. [CPC PUD](#)  
[17-00124](#) The Flying Horse Number 4 Palermo Development Plan illustrating future development of 62.5 acres of single-family residential and 10.2 acres public park located southwest of Hawkstone Drive and Walnut Creek Drive.

(Quasi-Judicial)

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

Attachments: [FIGURE 1\\_Palermo DP Site Plan](#)  
[7.3.606 PUD Development Plan](#)  
[7.5.502.E Development Plan Review](#)

#### **Code Amendment CSU Payments - Mike Schultz**

- 4.D. [CPC CA](#)  
[18-00020](#) An Ordinance amending Section 1102 (Specific Requirements Prior to Building Permit Issuance) of Part 11 (Assurances and Guaranties for Public Improvements) 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 Utilities Payments.

(Legislative)

Presenter:  
Mike Schultz, Principal Planner

Attachments: [Staff Report Code Amendment - Section 7.7.1102](#)  
[Ord. 7.7.1102 Utility Payments](#)  
[7.5.602 Applications](#)  
[7.5.603 Findings - ZC req\\_CA](#)

**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**

#### **6. NEW BUSINESS CALENDAR**

**Code Amendment Pertaining to Screening & Fencing - Meggan Herington**

- 6.A.** [CPC CA 18-00014](#) An Ordinance Amending Section 102 (General Standards) of Part 1 (General 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 Screening and Fencing

(Legislative)

Presenter:

Meggan Herington, Assistant Planning Director

**Attachments:** [Staff Report Code Amendment - Section 7.7.1102](#)  
[ORD Screening 7.4.102B](#)  
[FIGURE 1 Temporary Fences Pic Packet](#)  
[Salzman Support ltr](#)  
[7.5.602 Applications](#)  
[7.5.603 Findings - ZC req CA](#)

### **Code Amendment Pertaining to Cultivation of Marijuana/MMJ Mattie Albert Gullixson**

- 6.B.** [CPC CA 18-00033](#) An Ordinance Amending Section 205 (Additional Standards for Specific Land Uses) of Part 2 (Commercial Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as Amended, Pertaining to the Cultivation of Marijuana and Medical Marijuana in Violation of the Zoning Code and Providing Remedies for the Violation Thereof

(Legislative)

Presenter:

Mattie Albert Gullixson, Senior Regulatory Compliance Analyst

**Attachments:** [Staff Report Code Amendment - Section 7.3.205](#)  
[ORD MJ Cultivation-Non-Residential-2018-03-05](#)  
[7.2.302.C.22 DefinitionUseType MMJ Facility](#)  
[7.3.105.P Personal Cultivation of MJ.MMJ](#)  
[7.3.205.M Additional Standards MMJ Facility](#)  
[7.5.602 Applications](#)  
[7.5.603 Findings - ZC req CA](#)

## **7. General Discussions and Presentations**

Water Resources Engineering - Drainage Review Process Update  
Steve Rossoll

Affordable Housing - Peter Wysocki

**8. Adjourn**