

# City of Colorado Springs

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



## Regular Meeting Agenda

Thursday, November 16, 2017

8:30 AM

Council Chambers

**Planning Commission**

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

[CPC 378](#) Minutes for the October 19, 2017, City Planning Commission Meeting

Presenter:

Rhonda McDonald, Chair, City Planning Commission

**3. Communications**

Rhonda McDonald - Chair

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 or a citizen wishing to address the Planning Commission. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)

- 4.A.** [CPC CU 17-00126](#) Christian Brothers Automotive Conditional Use to allow an automotive repair facility on 2.66-acre property zoned PBC/CR/SS (Planned Business Center with Conditions of Record and Streamside Overlay) located at 20 South Rockrimmon Boulevard.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning & Community Development Department

**Attachments:**

[CPC Report-Christian Brothers Automotive](#)

[Figure 1 - Christian Brothers Automotive CU-DP](#)

[Figure 2 - Christian Brothers Automotive Project Statement](#)

[7.5.502.E Development Plan Review](#)

[7.5.704 Conditional Use Review](#)

**5. UNFINISHED BUSINESS**

- 5.A.1.** [CPC MP 87-00381-A20 MJ17](#) Major amendment of the Banning Lewis Ranch Master Plan changing the land use of 162 acres from industrial park and retail to residential, office, industrial/research and development and neighborhood-scale

commercial land uses located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch

Presenter:

Meggan Herington, Assistant Director, Planning and Community Development

**Attachments:** [Postponement Request December](#)  
[Reagan Ranch Postponement Request](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

**5.A.2. [CPC ZC](#)  
[16-00152](#)**

Reagan Ranch zone change of 162 acres from PIP-2/PBC/AO/APZ-1 (Planned Industrial Park/Planned Business Center with Airport Overlay and Accident Potential Zone-1) to PUD/AO/APZ-1 (Planned Unit Development with Airport Overlay and Accident Potential Zone-1) located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch

Presenter:

Meggan Herington, Assistant Director, Planning and Community Development

**Attachments:** [7.5.603 Findings - ZC req CA](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

**5.A.3. [CPC CP](#)  
[16-00153](#)**

A PUD Concept Plan illustrating the amendment of the existing industrial park land use type and eliminating the retail land use type in favor of residential, office, industrial/research and development and neighborhood-scale commercial land uses located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch

Presenter:

Meggan Herington, Assistant Director, Planning and Community Development

**Attachments:** [7.3.605 PUD Concept Plan](#)  
[7.5.501.E Concept Plans](#)

## **6. NEW BUSINESS CALENDAR**

**6.A. [CPC CM1](#)  
[17-00020](#)**

A Conditional Use for a Commercial Mobile Radio Service (CMRS) installation of a 13-foot cupola for a concealed stealth telecommunications facility with associated supporting ground equipment located at 5075 Flintridge Drive.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

**Attachments:**

[CPC Staff Report CMRS on Flintridge](#)

[FIGURE 1 - SITE PLAN](#)

[FIGURE 2 - ORIGINAL PROJECT STATEMENT](#)

[FIGURE 3- NEIGHBORHOOD RESPONSE](#)

[FIGURE 4 - NEIGHBORHOOD MEETING](#)

[FIGURE 5 - REVISED PROJECT STATEMENT AND RESPONSE](#)

[FIGURE 6 - OTHER CELL SITES](#)

[7.5.704 Conditional Use Review](#)

[7.4.607 Site Selection and Collocation req](#)

[7.4.608 Design Criteria & construction standards](#)

**6.B. [CPC CA  
16-00142](#)**

An ordinance amending Section 105 (Additional Standards for Specific Uses Allowed in Residential Zones) of Part 1 (Residential 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 beehives.

(Legislative)

Presenter:

Peter Wysocki, Director of Planning and Development

**Attachments:**

[CPC Staff Report - Beehives](#)

[Figure 1 Food - Policy Advisory Board 10\\_10\\_16](#)

[ZC ORD - Beehives 2017-11-08](#)

[7.5.602 Applications](#)

[7.5.603 Findings - ZC req CA](#)

## **7. Informational Reports/Updates**

## **8. Adjourn**