

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, September 15, 2016**

**8:30 AM**

**Council Chambers**

**Planning Commission**

**1. Call to Order**

Roll Call

**2. Approval of the Record of Decision (minutes) for the August 18, 2016 City Planning Commission Meeting.****3. Communications**[CPC-038](#) Chairperson Eric Phillips[CPC-002](#) Director Updates, Peter Wysocki**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. CONSENT CALENDAR**

- 4.A.1** [CPC PUZ 16-00089](#) Flying Horse No. 4 Torino zone change of 15.15 acres from A (Agriculture) to PUD (Planned Unit Development; single-family detached residential, 3.49 dwelling units per acre, 35-foot maximum building height), located southwest of Woodruff Drive and Wattle Creek Road.

(Quasi-Judicial)

Related Files: CPC PUD 16-00090

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

**Attachments:** [Staff Report Torino at Flying Horse](#)  
[FIGURE 1 Site Plan](#)  
[FIGURE 2 Project Statement-Torino](#)  
[FIGURE 3 Zone Change Exhibit](#)  
[7.5.603.B Establishment or change of zone district boundaries](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

**4.A.2** [CPC PUD  
16-00090](#)

Flying Horse No. 4 Torino Development Plan illustrating the layout for the 15.15 acre site to be developed as single-family detached residential, located southwest of Woodruff Drive and Wattle Creek Road.

(Quasi-Judicial)

Related Files: CPC PUZ 16-00089

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

**Attachments:** [FIGURE 1 Site Plan](#)  
[7.3.605 PUD Concept Plan](#)  
[7.5.502.E Development Plan Review](#)

**4.B.1** [CPC PUZ  
16-00084](#)

Flying Horse No. 16 Madonie zone change of 10.34 acres from A (Agriculture) to PUD (Planned Unit Development; single-family detached residential, .86 dwelling units per acre, 35-foot maximum building height), located east of Old North Gate Road and Pride Mountain Drive.

(Quasi-Judicial)

Related Files: CPC PUD 16-00085

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

**Attachments:** [Staff Report\\_FH Madonie](#)  
[FIGURE 1 Site Plan Madonie](#)  
[FIGURE 2 Project Statement\\_Madonie](#)  
[FIGURE 3 Zone Change Exhibit](#)  
[7.5.603.B Establishment or change of zone district boundaries](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

**4.B.2** [CPC PUD  
16-00085](#)

Flying Horse No. 16 Madonie Development Plan illustrating conceptual layout for the 10.34 acre site to be developed as single-family detached residential, located east of Old North Gate Road and Pride Mountain Drive.

(Quasi-Judicial)

Related Files: CPC PUZ 16-00084

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

**Attachments:** [FIGURE 1 Site Plan Madonie](#)  
[7.3.605 PUD Concept Plan](#)  
[7.5.502.E Development Plan Review](#)

**4.C.** [CPC CU  
16-00088](#)

A Conditional Use to allow outdoor sports and recreation (Resnik Soccer Fields) in a PIP-2 (Planned Industrial Park) zone district located at 2865 Resnik Drive.

(Quasi-Judicial)

Presenter:  
Michael Turisk, Planner II, Planning and Community Development

**Attachments:** [Staff Report\\_Resnik Soccer](#)  
[FIGURE 1](#)  
[FIGURE 2](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

**4.D.** [CPC CM1  
16-00070](#)

A Conditional Use for a 60-foot freestanding stealth cellular bell tower Commercial Mobile Radio Service (CMRS) at 2520 Arlington Drive.

(Quasi-Judicial)

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

**Attachments:** [Staff Report\\_CMRS\\_Arlington Drive](#)  
[Figure 1 - Site Plan](#)  
[Figure 2 - Project Statement](#)  
[Figure 3 - Resident E-Mail](#)  
[7.5.704 Conditional Use Review](#)  
[7.4.607 Site Selection and Collocation req](#)  
[7.4.608 Design Criteria & construction standards](#)

- 4.E. [CPC CU  
16-00105](#) A Conditional Use to allow a large daycare home for seven (7) to twelve (12) children at 2115 North Seventh Street.

(Quasi-Judicial)

Presenter:

Conrad Olmedo, Planner I, Planning and Community Development

**Attachments:**

[Staff Report Heidi's Childcare](#)

[Figure 1 - Site Plan](#)

[Figure 2 - Project Statement](#)

[Figure 3 - Resident Support](#)

[7.5.502.E Development Plan Review](#)

[7.5.704 Conditional Use Review](#)

- 4.F. [CPC CU  
16-00106](#) A conditional use to allow the K through 12 Thomas MacLaren Charter School in the PIP-1 (Planned Industrial Park) zone district located at 1615 West Garden of the Gods Road.

(Quasi-Judicial)

Presenter:

Michael Schultz, Principal Planner, Planning and Community Development

**Attachments:**

[Staff Report Thomas MacLaren School](#)

[Figure 1 - Project statement](#)

[Figure 2 - Development Plan](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

## **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

**6. NEW BUSINESS CALENDAR**

- 6.A.1** [CPC CP  
09-00107-A1  
MN16](#) An amendment to the North Powers II Concept Plan changing 6 acres from retail to multi-family located southwest from the intersection of Tutt Boulevard and Snowy River Drive.

(Quasi-Judicial)

Related File: CPC CU 16-00091

Presenter:

Conrad Olmedo, Planner II, Planning & Community Development

**Attachments:** [Staff Report Traditions at Colorado Springs](#)

[Figure 1 - CP Site Plan](#)

[Figure 2 - CU Site Plan](#)

[Figure 3 - Project Statement](#)

[Figure 4 - Response to Neighborhood Comments](#)

[Figure 5 - Comments from Neighborhood Meeting](#)

[7.5.501.E Concept Plans](#)

- 6.A.2** [CPC CU  
16-00091](#) A Conditional Use to allow multi-family residential in the PBC (Planned Business Center) zone district located southwest from the intersection of Tutt Boulevard and Snowy River Drive.

(Quasi-Judicial)

Related File: CPC CP 09-00107-A1MN16

Presenter:

Conrad Olmedo, Planner II, Planning and Community Development

**Attachments:** [Figure 2 - CU Site Plan](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

**6.B.1** [CPC MPA  
06-00206-A8  
MN16](#)

A minor amendment to the Woodmen Heights Master Plan changing the land use designation for 38.22 acres from Office Industrial Park/Research & Development to Residential (3.5-7.99 Dwelling Units per Acre), located between Forest Meadow Avenue and Woodmen Road.

(Quasi-Judicial)

Related Files: CPC PUZ 16-00092, CPC PUP 16-00093

Presenter:  
Daniel Sexton, Senior Planner, Planning and Community Development

**Attachments:**

[CPC Staff Report FM South](#)

[Fig 1\\_PUD Concept Plan](#)

[Fig 2 Project Statement](#)

[Fig 3 Public Comments](#)

[Fig 4 MP Amendment](#)

[Fig 5\\_PUZ Exhibit](#)

[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

**6.B.2** [CPC PUZ  
16-00092](#)

Forest Meadows South PUD zone change for 38.22 acres of land from PUD/AO-CAD (Planning Unit Development with Airport Overlay - Commercial Airport District) to PUD/AO (Planning Unit Development with Airport Overlay: Townhouse and Two-Family Attached Dwellings, 7.99 dwelling units per acre, and 30-foot height maximum), located between Forest Meadow Avenue and Woodmen Road.

(Quasi-Judicial)

Related Files: CPC MPA 06-00206-A8MN16, CPC PUP 16-00093

Presenter:  
Daniel Sexton, Senior Planner, Planning and Community Development

**Attachments:**

[Fig 5\\_PUZ Exhibit](#)

[7.5.603 Criteria for granting zone changes](#)

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

**6.B.3** [CPC PUP  
16-00093](#)

Forest Meadows South concept plan illustrating a residential development including approximately 24 acres of land with a maximum of 305 units within townhouses and two-family attached dwellings, and approximately 14 acres of land preserved as open space, located between Forest Meadow Avenue and Woodmen Road.

(Quasi-Judicial)

Related Files: CPC MPA 06-00206-A8MN16, CPC PUZ 16-00092

Presenter:  
Daniel Sexton, Senior Planner, Planning and Community  
Development

**Attachments:** [Fig 1\\_PUD Concept Plan](#)  
[7.3.605 PUD Concept Plan](#)  
[7.5.501.E Concept Plans](#)

**7. Adjourn**