

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, February 21, 2019

8:30 AM

Council Chambers

Planning Commission

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

- 2.A. [19-137](#) Minutes for the January 17, 2019 Planning Commission meeting

Presenter:

Rhonda McDonald, Chair, City Planning Commission

Attachments:

[Consent Calendar](#)

[Certificate of Designation](#)

[Barnes and Medical View Apartments](#)

[USAFA Annexation](#)

3. Communications

Peter Wysocki, Director, 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.)

Palomino Ranch Patio Homes

- 4.A. [CPC PUZ 18-00077](#) A zone change of 3.0 acres from R-5/AO (Multi-Family Residential with Airport Overlay) to PUD/AO (Planned Unit Development: single-family attached and detached, 10.33 dwelling units per acre with a maximum building height of 45' with Airport Overlay) located southeast of Stetson Hills Boulevard and Tutt Boulevard.

(Quasi-Judicial)

Presenter:

Chris Staley, Planner II, Planning & Development

Attachments: [Palomino Ranch Patio Homes - CPC Staff Report](#)
[Figure 1 - Vicinity Map](#)
[Figure 2 - Project Statement](#)
[Figure 3 - Public Comment](#)
[Figure 4 - Zone Change Exhibit](#)
[Figure 5 - Development Plan](#)
[Figure 6 - Elevations \(Unit A & B\)](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 4.B.** [CPC PUD
18-00078](#) The Palomino Ranch Patio Homes Development Plan illustrating 30 lots for single-family attached units and 1 lot for a single-family detached unit with associated parking and landscaping located southeast of Stetson Hills Boulevard and Tutt Boulevard.

(Quasi-Judicial)

Presenter:

Chris Staley, Planner II, Planning & Development

Attachments: [Figure 5 - Development Plan](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

Watchdog Self-Storage

- 4.C.** [CPC CU
18-00114](#) A Conditional Use to allow mini-warehouses and incidental outdoor storage uses within a C-5 (Intermediate Business) zone district located northwest of East Uintah Street and Holmes Drive.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning and Community Development

Attachments: [Watch Dog Storage CPC Report](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Watch Dog CU-DP](#)
[Figure 3 - Resident Comments](#)
[Figure 4 - 1995 Safeway Marketplace Plan](#)
[Figure 5 - 2000 Retail Addition](#)
[Figure 6 - Reference Map](#)
[Figure 7 - Response to neighbors](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Tommy's Car Wash

- 4.D. [CPC CU 18-00165](#) A Conditional Use to allow an automotive wash use within a C-5/CR/AO (Intermediate Business with conditions of record and Avigation Overlay) zone district located at 4089 Tutt Boulevard.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning and Community Development

Attachments: [Tommys Car Wash CPC Report](#)
[Figure 1 - Project Statement Tommy's Colorado Springs](#)
[Figure 2 - Tommy's Tutt Boulevard Development Plan](#)
[Figure 3 - Reference Map](#)
[Figure 4 - Zoning Ordinances](#)
[Figure 5 - Unique places](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Subdivision Waiver - Ent Way

- 4.E. [CPC SW 19-00002](#) A subdivision waiver allowing naming a new private street "Ent Way"

Quasi-judicial

Presenter:

Peter Wysocki, Director, Planning and Community Development

Attachments: [Ent Subdvision Waiver PW CPC staff report map](#)
[7.7.1302 Waiver of Subdivision Dev](#)

Flying Horse Parcel 22

- 4.F. [CPC PUZ 18-00173](#) A zone change pertaining to 8.57 acres located southeast of the terminus of Silversmith Road, changing the zoning from PUD (Planned Unit Development) to PUD (Planned Unit Development: commercial and residential, 16 dwelling units per acre, maximum 120,000 square feet for nonresidential uses, maximum building height of 45-feet).

(Quasi-judicial)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

Attachments:

- [CPC Report FlyingHorseParcel22](#)
- [FIGURE 1 - Change Change Exhibit](#)
- [FIGURE 2 - Concept Plan](#)
- [FIGURE 3 - Project Statement](#)
- [FIGURE 4 - 2020 Land Use Map - Master Plan Matrix](#)
- [FIGURE 5 - Vibrant Neighborhoods Map](#)
- [7.5.603.B Findings - ZC](#)
- [7.3.603 Establishment & Development of a PUD Zone](#)

- 4.G. [CPC PUP 13-00033-A2 MJ18](#) Major amendment to the existing Flying Horse Parcel 22 PUD Concept Plan illustrating a reconfigured lot layout and adding the Multi-Family Residential land use as a permitted use on proposed Lot 1, located southeast of the terminus of Silversmith Road.

(Quasi-judicial)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

Attachments:

- [FIGURE 2 - Concept Plan](#)
- [7.3.605 PUD Concept Plan](#)
- [7.5.501.E Concept Plans](#)

629 N Corona

- 4.H. [CPC ZC 18-00153](#) A zone change to allow for the 0.18 acre lot that is zoned R-4/PUD (Multi-Family Residential and Planned Unit Development) to be rezoned to R-4 (Multi-Family Residential). The site is located at 629 N. Corona Street.

(Quasi-Judicial)

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

- Attachments:** [CPC Report 629 N. Corona](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Rezone Exhibit](#)
[FIGURE 1 - DP Plan](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - Area Zoning](#)
[FIGURE 4 - Stakeholder letters](#)
[FIGURE 5 - Vibrant Neighborhoods Map](#)
[7.5.603.B Findings - ZC](#)

4.I. [CPC DP](#)
[18-00154](#) A Development Plan to allow for a four-plex to be constructed on a 0.18 acre lot in an R-4 zone. The site is located at 629 N. Corona Street.

(Quasi-Judicial)

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

- Attachments:** [FIGURE 1 - DP Plan](#)
[7.5.502.D](#)

4.J. [CPC R](#)
[18-00156](#) Administrative Relief to allow for an increase in lot coverage of 15% (40% total) on a 0.18 acre lot in an R-4 zone. The site is located at 629 N. Corona Street.

(Quasi-Judicial)

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

- Attachments:** [7.5.1102 Findings Necessary to Grant Administrative Relief](#)

17 N Corona

4.K. [CPC CU](#)
[18-00167](#) A conditional use to allow for a single family dwelling to be built in a C-6 (General Business) zone. The site is located at 17 N. Corona Street, and consists of 2,900 square feet.

(Quasi-Judicial)

Presenter:

Matthew Fitzsimmons, Planner II, Planning & Community Development

Attachments:

[CPC Report 17 N. Corona](#)

[FIGURE 1 - CU DRAWINGS](#)

[FIGURE 2 - PROJECT STATEMENT](#)

[FIGURE 3 - ZONING MAP](#)

[FIGURE 4 - STAKEHOLDER INVOLVEMENT](#)

[FIGURE 5 - Vibrant Neighborhoods Map](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

**4.L. [CPC NV](#)
[18-00168](#)**

Three (3) non-use variances which would allow for a single family dwelling to be built (1) on a lot that does not meet minimum size requirements, (2) rear set back (5' where 25' is required) and (3) front setback (8' where 20' is required) . The site is zoned C-6 (General Business), located at 17 N. Corona Street, and consists of 2,900 square feet.

(Quasi-Judicial)

Presenter:

Matthew Fitzsimmons, Planner II, Planning & Community Development

Attachments:

[7.5.802 Nonuse Variance](#)

5. UNFINISHED BUSINESS

Certificate of Designation

**5.A. [CPC DP](#)
[18-00151](#)**

A certificate of designation request for MVS Centennial to establish a long term landfill consolidation on a 38-acre property is located south of Van Buren Street, east and west of Centennial Boulevard.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development

Attachments: [CPC Staff Report MVS Centennial CD](#)
[FIGURE 1 - Project Statement](#)
[FIGURE 2 - VCUP Existing Landfill MVS Property](#)
[FIGURE 3 - Approved Mesa Springs Master Plan](#)
[FIGURE 4 - Expired Concept Plan](#)
[FIGURE 5 - Under Review Concept Plan.pdf](#)
[FIGURE 6 - Under review Mesa Springs Master Plan.pdf](#)
[FIGURE 7 - Under review Development Plan](#)
[FIGURE 8 - Letter from CDPHE](#)
[FIGURE 9 - Letter from El Paso County Health and Environment](#)
[FIGURE 10 - Comprehensive Plan - Typology](#)
[6.3.106 Certificate of Designation Review Factors](#)

6. NEW BUSINESS CALENDAR

Village Cooperative at Briargate

- 6.A.** [CPC ZC
18-00128](#) The Village Cooperative of Briargate zone change of 3.39 acres from A (Agricultural) to OC (Office Complex) located west of Cordera Crest Avenue and Outlook Ridge Trail on Cordera Crest Avenue.

(Quasi-judicial)

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

Attachments: [CPC Staff Report_Village Cooperative of Briargate](#)
[FIGURE 1 Village Coop Project Statement](#)
[FIGURE 2 Citizen Comment_Village Cooperative of Briargate](#)
[FIGURE 3 Neighborhood Meeting Letter Response](#)
[FIGURE 4 Village Cooperative of Briargate DP](#)
[FIGURE 5 PlanCOS Supporting Map](#)
[FIGURE 6 Briargate Master Plan](#)
[7.5.603.B Findings - ZC](#)

- 6.B.** [CPC DP
18-00129](#) The Village Cooperative of Briargate Development Plan illustrating future development for a senior housing facility located west of Cordera Crest Avenue and Outlook Ridge Trail on Cordera Crest Avenue.

(Quasi-judicial)

Presenter:

Catherine Carleo, Principal Planner, Planning & Community
Development

Attachments:

[FIGURE 4_Village Cooperative of Briargate DP](#)

[7.5.502.E Development Plan Review](#)

7. Adjourn