



City of Colorado Springs

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

Meeting Minutes - Final Planning Commission

Thursday, February 21, 2019

8:30 AM

Council Chambers

1. Call to Order

Vice Chair Reggie Graham called the meeting to order.

Present: 6 - James McMurray, Vice Chair Reggie Graham, Samantha Satchell-Smith, Alison Eubanks, John Almy and Carl Smith

Absent: 3 - Scott Hente, Jim Raughton and Chairperson Rhonda McDonald

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

Motion by Satchell-Smith, seconded by McMurray, to approve the minutes for the January 17, 2019 Planning Commission meeting. The motion passed by a vote of 6:0:3

Aye: 6 - McMurray, Vice Chair Graham, Satchell-Smith, Eubanks, Almy and Smith

Absent: 3 - Hente, Raughton and Chairperson McDonald

3. Communications

Peter Wysocki, Director, Planning and Community Development

Director Peter Wysocki asked for items 4.A., 4.B. and 4.E. to be pulled off the consent calendar and heard immediately after the Consent Calendar is voted on.

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.)

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

Motion by McMurray, seconded by Satchell-Smith, to approve the Watchdog Ministorage Conditional Use/Development Plan allowing mini-warehouses and incidental outdoor storage within a C-5 (Intermediate Business) zone district based upon the findings that the request complies with the three review criteria for granting a conditional use as set forth in City Code Section 7.5.704, and the development plan review criteria in City Code Section 7.5.502.E with the following conditions:

Conditions of Approval:

- 1. Prior to final approval of the development plan, the drainage report will be accepted by Water Resources Engineering.**

Conditions of Use:

- 1. No on-site dumping or sewage disposal;**
- 2. No more than 60 vehicles may be stored outside.**

The motion passed on the Consent Calendar with a vote of 6:0:3

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

Motion by McMurray, seconded by Satchell-Smith, to approve the Tommy's Car Wash Conditional Use/Development Plan allowing an automotive wash facility within a C-5 (Intermediate Business) zone district based upon the findings that the request complies with the three review criteria for granting a conditional use as set forth in City Code Section 7.5.704, and the development plan review criteria in City Code Section 7.5.502.E.

The motion passed on the Consent Calendar with a vote of 6:0:3

Flying Horse Parcel 22

4.F. [CPC PUZ 18-00173](#)

An ordinance amending the zoning map for the City of Colorado Springs 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)

Related File: CPC PUP 13-00033-A2MJ18

Presenter:

Peter Wysocki, Director of Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

Motion by McMurray, seconded by Satchell-Smith, to recommend approval to City Council the zone change of 8.57 acres 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, based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B) and the development of a PUD zone as set forth in City Code Section 7.3.603.

The motion passed on the Consent Calendar with a vote of 6:0:3

- 4.G.** [CPC PUP 13-00033-A2 MJ18](#) A Major Amendment of the 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)

Related File: CPC PUZ 18-00173

Presenter:

Peter Wysocki, Director of Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

Motion by McMurray, seconded by Satchell-Smith, to recommend approval to City Council the major PUD concept plan amendment for the Flying Horse Parcel 22 project, based upon the findings that the amended PUD concept plan meets the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605 and meets the review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).

The motion passed on the Consent Calendar with a vote of 6:0:3

629 N Corona

4.H. [CPC ZC 18-00153](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 0.18-acre located at 629 N. Corona Street from R-4/PUD (Multi-Family Residential and Planned Unit Development) to R-4 (Multi-Family Residential).

(Quasi-Judicial)

Related Files: CPC DP 18-00154, CPC R 18-00156

Presenter:

Peter Wysocki, Director, Planning and Community Development
Matthew Fitzsimmons, Planner II, Urban Planning Division

Motion by McMurray, seconded by Satchell-Smith, to recommend approval to the City Council the Zone Change to the 629 N. Corona St. Plan, based upon the finding that the application complies with the Zoning Change review criteria in City Code Section 7.5.603.B, subject to compliance with the following conditions and/or significant design, technical and/or informational plan modifications:

1. Please provide a written legal description for the zone change on an 8-1/2"x11" sheet.
2. Please label the top of the legal description page "Exhibit A - Rezone Legal Description"
3. Please add "Exhibit B - Rezone Exhibit" at the top of the graphic zone change exhibit.
4. Please add "CPC ZC 18-00153" in the lower right hand corner of both sheets.

The motion passed on the Consent Calendar with a vote of 6:0:3

4.I. [CPC DP 18-00154](#)

A Development Plan for the construction of a fourplex on a 0.18-acre lot located at 629 N. Corona Street.

(Quasi-Judicial)

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Related Files: CPC ZC 18-00153, CPC R 18-00156

Presenter:

Peter Wysocki, Director, Planning and Community Development
Matthew Fitzsimmons, Planner II, Urban Planning Division

Motion by McMurray, seconded by Satchell-Smith, Approve the Development Plan for 629 N. Corona St., based upon the finding that the application complies with the Development Plan review criteria in City Code Section 7.5.502.D.1, subject to compliance with the following conditions and/or significant design, technical and/or informational plan modifications:

1. Submit Mineral Estate Form
2. Update the sheet index numbering per request.
3. Create area for LUR approval stamp on each page

4. Include maintenance statement for common areas
5. Indicate the dimensions for the area between the curb and sidewalk
6. Indicate the distance between property line and back of the sidewalk
7. Show pavement materials on site plan
8. Indicate if fences are new or old and will remain
9. Indicate Non-Use Variance setbacks, code standard and proposed.
10. Show book and page and/or reception number of the recorded plat
11. Show final lot coverage percent for Administrative Relief
12. Alternative Compliance Application for landscape buffer
13. Submit Soils analysis report
14. Confirm the landscape setback linear footage for N. Royer Ave
15. Provide the plant quantities in the plant schedule per the proposed landscape plan
16. Add the plant (JA - north of the building) to the plant list, confirm the total number (callout shows 14 and only three symbols)
17. Add the City File number to each landscape sheet
18. Please revise the file no. CPC DP (not PFP) 18-00154
19. Please add "CPC WR 18-00155" at the end of the note
20. Please revise the floodplain statement to the recently approved revision to the effective date and panel number.
21. Please submit the final signed/sealed copies of the Drainage Letter
22. The proposed project may require a separate Grading, Erosion, and Stormwater Quality Control Plan.
23. Please submit a hydraulic grade line (HGL) form
24. Submit a wastewater master facility form (WWMFF)
25. The following utility lines need to be clearer: water service lines, wastewater service, Fire service line, gas line service.

The motion passed on the Consent Calendar with a vote of 6:0:3

4.J. [CPC R](#)
[18-00156](#)

An administrative relief to allow an increase in lot coverage from 35% to 40% for the construction of a fourplex on a 0.18-acre lot located at 629 N. Corona Street.

(Quasi-Judicial)

Related Files: CPC DP 18-00154, CPC ZC 18-00153

Presenter:

Peter Wysocki, Director, Planning and Community Development
Matthew Fitzsimmons, Planner II, Urban Planning Division

Motion by McMurray, seconded by Satchell-Smith, to recommend approval to City Council the Administrative Relief for the 629 N. Corona St. Plan, based upon the finding that the application complies with the Admin Relief review criteria in City Code Section 7.5.1102.

The motion passed by a vote of 6:0:3

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

Motion by McMurray, seconded by Satchell-Smith, to approve the Conditional Use plan allowing for a single family dwelling to be built in a C-6 (General Business) zone district based upon the finding that the project complies with the Conditional Use review criteria in City Code Section 7.5.704, subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Conditional Use Plan:

1. Provide a signed posting affidavit.
2. Correct the front setback on the plan to document 8 feet from the front deck.
3. Illustrate the required side yard utility easements.
4. Clarify the proposed retaining wall location to confirm no utility conflicts.
5. Provide recordation information on the plan for the new required utility easements.
6. Obtain any necessary encroachment licenses for existing or proposed easement encroachments.

The motion passed by a vote of 6:0:3

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

Motion by McMurray, seconded by Satchell-Smith, to approve the Non-use Variances request for 17 N. Corona St., based upon the finding that the request for minimum lot size, rear setback and front setback relief complies with the Non-Use Variance review criteria in City Code Section 7.5.802, subject to compliance with the technical and/or informational plan modifications described above.

The motion passed on the Consent Calendar with a vote of 6:0:3

Approval of the Consent Agenda

Motion by McMurray, seconded by Satchell-Smith, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 6:0:3

Aye: 6 - McMurray, Vice Chair Graham, Satchell-Smith, Eubanks, Almy and Smith

Absent: 3 - Hente, Raughton and Chairperson McDonald

Items Called Off Consent

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

Motion by McMurray, seconded by Satchell-Smith, to postpone to a date certain (March 21, 2019). The motion passed by a vote of 6:0:3

Aye: 6 - McMurray, Vice Chair Graham, Satchell-Smith, Eubanks, Almy and Smith

Absent: 3 - Hente, Raughton and Chairperson McDonald

- 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

Motion by McMurray, seconded by Satchell-Smith, to postpone to a date certain (March 21, 2019). The motion passed by a vote of 6:0:3

Aye: 6 - McMurray, Vice Chair Graham, Satchell-Smith, Eubanks, Almy and Smith

Absent: 3 - Hente, Raughton and Chairperson McDonald

Subdivision Waiver - Ent Parkway

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

Quasi-judicial

Presenter:

Peter Wysocki, Director, Planning and Community Development

This item was pulled off the Consent Calendar to correct the naming of the street from "Ent Way" to "Ent Parkway"

Motion by Smith, seconded by Satchell-Smith, to approve a subdivision waiver allowing naming a future private street as Ent Parkway, based on the finding that the subdivision waiver meets the review criteria set forth in City Code Section 7.7.1302.

The motion passed by a vote of 6:0:3

Aye: 6 - McMurray, Vice Chair Graham, Satchell-Smith, Eubanks, Almy and Smith

Absent: 3 - Hente, Raughton and Chairperson McDonald

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

Staff presentation:

Lonna Thelen presented a PowerPoint describing the scope and intent of the project.

Applicant Presentation:

Ted Waterman, Operations Manager for MVS Development, gave background information on this project.

Questions:

None

Supporters:

None

Opponents:

None

Questions of Staff:

None

Rebuttal:

None

DISCUSSION AND DECISION OF PLANNING COMMISSION:

There were no questions or discussion from the Commissioners on this item.

Motion by Smith, seconded by Almy, that this Planning Case be approved Approve a Certificate of Designation for a long-term landfill consolidation for the MVS Centennial property located south of Van Buren Street on the east and west side of Centennial Boulevard, based on the finding that the Certificate of Designation request complies with the review criteria for a Certificate of Designation set forth in City Code Section 6.3.106.

The motion passed by a vote of 6:0:3

Aye: 6 - McMurray, Vice Chair Graham, Satchell-Smith, Eubanks, Almy and Smith

Absent: 3 - Hente, Raughton and Chairperson McDonald

6. NEW BUSINESS CALENDAR

Village Cooperative at Briargate

- 6.A. [CPC ZC 18-00128](#) An ordinance amending the zoning map for City of Colorado Springs from A (Agricultural) to OC (Office Complex) for the property located west of Cordera Crest Avenue and Outlook Ridge Trail on Cordera Crest Avenue consisting of 3.39 acres.

(QUASI-JUDICIAL)

Related File: CPC DP 18-00129

Presenter:
Catherine Carleo, Principal Planner, Planning and Development
Peter Wysocki, Planning and Community Development Director

Staff presentation:

Catherine Carleo presented a PowerPoint describing the scope and intent of the project.

Applicant Presentation:

Cody Humphrey, Director of Planning at La Plata Communities, presented a PowerPoint on the scope and intent of the project.

Joe Moosbrugger, a representative with Real Estate Equities, gave an overview of the project.

Questions:

None

Supporters:

None

Opponents:

None

Questions of Staff:

None

Rebuttal:

None

DISCUSSION AND DECISION OF PLANNING COMMISSION:

The Commissioners had no questions or discussion for this item.

Motion by Smith, seconded by Eubanks, to recommend approval to City Council the zone change of 3.39 acres from A (Agricultural) to OC (Office Complex), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

The motion passed by a vote of 6:0:3

Aye: 6 - McMurray, Vice Chair Graham, Satchell-Smith, Eubanks, Almy and Smith

Absent: 3 - Hente, Raughton and Chairperson McDonald

- 6.B. [CPC DP 18-00129](#) The Village Cooperative of Briargate Development Plan for the development of a senior housing facility located west of Outlook Ridge Trail on Cordera Crest Avenue consisting of 3.39 acres.

(QUASI-JUDICIAL)

Related File: CPC ZC 18-00128

Presenter:

Catherine Carleo, Principal Planner, Planning and Development
Peter Wysocki, Planning and Community Development Director

See Item 6.A. CPC ZC 18-00128

Motion by Smith, seconded by Satchell-Smith, to recommend approval to City Council the Village Cooperative of Briargate Development Plan, based upon the findings that the development plan complies with the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).

The motion passed by a vote of 6:0:3

Aye: 6 - McMurray, Vice Chair Graham, Satchell-Smith, Eubanks, Almy and Smith

Absent: 3 - Hente, Raughton and Chairperson McDonald

7. Adjourn