

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, July 18, 2019

8:30 AM

Council Chambers

Planning Commission

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

- 2.A. [19-378](#) Minutes for the May 16, 2019 City Planning Commission

Presenter:
Chair

Attachments: [Draft CPC 05.16.2019 min](#)

3. Communications

Peter Wysocki - Director of Planning and Community Development

ELECTION OF CHAIR AND VICE CHAIR

- [CPC 816](#) Election of Planning Commission Chair and Vice Chair

Presenter:
Planning Commission Chair

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.)

Caliber at Voyager

- A. [CPC CU](#)
[19-00014](#) A conditional use development plan for the Caliber at Voyager project illustrating a 193-unit multi-family residential apartment complex with ancillary site improvements on a 7.8-acre site, located at 1510 Telstar Drive.

(QUASI-JUDICIAL)

Presenter:
Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [CPC Report Caliber@Voyager](#)
[FIGURE 1 - CU Development Plan](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - Thriving Economy Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

- B.** [CPC R
19-00015](#) A request for administrative relief for the Caliber at Voyager project consisting of a proposal to allow a maximum building height of 51.75 feet, which is 6.75 feet above the maximum building height of 45 feet established under City Code Section 7.3.204, located at 1510 Telstar Drive.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

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

Cathedral Rock View Street Name Change

- C.** [CPC SN
19-00060](#) A street name change from Cathedral Rock View to Cathedral Sky View for the eastern stem of the private street beginning south of Treeline View to its terminus at the unplatted land at the south end of the Cathedral Ridge at Garden of the Gods Club Filing No. 5A subdivision.

(Quasi-Judicial)

Presenter:

Chris Staley, Planner II, Planning and Community Development

Attachments: [CPC Staff Report - Cathedral Sky View Street Name Change](#)
[FIGURE 1 - Site Plan](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - PlanCOS Vision Map](#)
[7.7.704.D.7 Street Name Changes Review Criteria](#)

5. UNFINISHED BUSINESS

Transit Mix CMRS

- 5.A.** [AR CM2
18-00636](#) An appeal of the administrative denial of the Wahsatch Ave Transit Mix US-CO-5068 CMRS Development Plan for the installation of the 80' monopine tower with equipment shelter located at 444 East Costilla Street.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

725 E Fillmore Street

- 5.B. [CPC CU 19-00038](#) A conditional use development plan to allow for Automotive Sales and Rental in the M-1 (Light Industrial) zone district located at 725 East Fillmore Street.

(Quasi-Judicial)

Presenter:

Chris Staley, Planner II, Planning and Community Development

Attachments: [CPC Staff Report - 725 E. Fillmore St Best Value Motors](#)
[FIGURE 1 - Project Statement](#)
[FIGURE 2 - VICINITY MAP](#)
[FIGURE 3 - CU Development Plan](#)
[FIGURE 4 - PlanCOS Map \(Unique Places Framework\)](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

6. NEW BUSINESS CALENDAR

Flying Horse Capri Parcel 13

- 6.A. [CPC MP 06-00219-A9 MJ19](#) A major amendment to the Flying Horse Master Plan illustrating proposed change of land use designation from multi-family residential at 12-20 dwelling units per acre to a reduced density for single-family residential at 3.5-8 dwelling units per acre for the property located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 23.46 acres.

(QUASI-JUDICIAL)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

- Attachments:** [CPC Staff Report Flying Horse Capri](#)
[FIGURE 1 Capri Project Statment](#)
[FIGURE 2 Flying Horse MP-Capri](#)
[FIGURE 3 Flying Horse Capri DP](#)
[FIGURE 4 PlanCOS Flying Horse Capri](#)
[FIGURE 5 Fiscal Impact Analysis#13](#)
[Ortho Map](#)
[7.5.408 Master Plan](#)

6.B. [CPC PUZ](#)
[19-00029](#) A zone change of 23.46 acres from A (Agricultural) to PUD (Planned Unit Development; single-family detached residential, 3.5-8 dwelling units per acre, 35-foot maximum building height) located northeast of the intersection of Running Water Drive and New Life Drive.

(QUASI-JUDICIAL)

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

- Attachments:** [FIGURE 2 Flying Horse MP-Capri](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

6.C. [CPC PUD](#)
[19-00030](#) A development plan for the Flying Horse Capri single-family residential development located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 23.46 acres.

(QUASI-JUDICIAL)

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

- Attachments:** [FIGURE 3 Flying Horse Capri DP](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

Switchback Coffee

6.D. [CPC ZC](#)
[19-00049](#) A zone change for Switchback Coffee from R2/UV (Two Family Residential with a previously approved Use Variance) to C5/cr (Intermediate Business with conditions of record) for the 5,740 square foot property located at 330 and 332 North Institute Street.

(QUASI-JUDICIAL)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development Department

Attachments:

- [CPC Staff Report_Switchback Coffee](#)
- [FIGURE 1 - Switchback Development Plan](#)
- [FIGURE 2 - Switchback-ZC-ProjectStatement](#)
- [FIGURE 3 - Switchback Minor Amendment to DP - Project Statement](#)
- [FIGURE 4 - Switchback-Variance - ProjectStatement](#)
- [FIGURE 5 - Switchback Coffee Zoning Map](#)
- [FIGURE 6 - Stakeholder Emails](#)
- [FIGURE 7 - 2002 Variance Documents](#)
- [FIGURE 8 - 2003 Variance plan](#)
- [FIGURE 9 - Proposed Use Restrictions for Switchback Coffee](#)
- [FIGURE 10 - Ord 18-75 for Little Market Rezone](#)
- [FIGURE 11 - Operational Restrictions on the DP](#)
- [FIGURE 12 - PlanCOS Vision Map](#)
- [7.5.603.B Findings - ZC](#)

**6.E. [CPC UV](#)
[03-00120-A1](#)
[MN19](#)**

A minor amendment to a previously approved development plan for Switchback Coffee located at 330 and 332 North Institute Street

(QUASI-JUDICIAL)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development Department

Attachments:

- [FIGURE 4 - Switchback-Variance - ProjectStatement](#)
- [FIGURE 7 - 2002 Variance Documents](#)
- [FIGURE 8 - 2003 Variance plan](#)
- [7.5.502.E Development Plan Review](#)

**6.F. [CPC NV](#)
[19-00051](#)**

A non-use variance from Section 7.4.203.A. of City Code allowing zero off-street parking stalls where 23 are required for the mix of uses illustrated on the Switchback Coffee development plan.

(QUASI-JUDICIAL)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development Department

Attachments: [FIGURE 1 - Switchback Development Plan](#)
[FIGURE 3 - Switchback Minor Amendment to DP - Project Statement](#)
[7.5.802.B Nonuse Variance](#)
[7.5.802.D Parking & Storage](#)

Working Fusion at Mill Street

- 6.G.** [CPC PUZ](#)
[19-00032](#) A Zone Change from M-1 (Light Industrial) to PUD (Planned Unit Development) to allow a tiny home community. This site is located at the northeast corner of South Sierra Madre Street and West Fountain Boulevard and consists of 0.63 of an acre.

(Quasi-Judicial)

Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

Attachments: [Working Fusion_CPC Report Final](#)
[Figure #1 - DP Drawings](#)
[Figure #2 - Project Statement](#)
[Figure #3 - Zoning](#)
[Figure #4 - PlanCOS Vision Map](#)
[Figure #5 - Stakeholder Letters](#)
[Figure #6 - Existing Renters](#)
[Figure #7 - Relocation Efforts](#)
[Figure #8 - Community Development Comments](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 6.H.** [CPC PUD](#)
[19-00033](#) A PUD Development Plan which illustrates the proposed tiny home community. This proposed development is located at the northeast corner of South Sierra Madre Street and West Fountain Boulevard and consists of 0.63 acres.

(Quasi-Judicial)

Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

Attachments: [Figure #1 - DP Drawings](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

7. Presentations/Updates

Joint Land Use Study Implementation Process - Brian Potts

Academy Blvd Great Streets Progress and Measures - 2018

8. Adjourn