

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, February 20, 2020

8:30 AM

Council Chambers

Planning Commission

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

- 2.A. [CPC 20-029](#) Minutes for the December 19, 2019 City Planning Commission Meeting

Presenter:
Reggie Graham, Chair

Attachments: [CPC Minutes 12.19.19 draft](#)

- 2.B. [CPC 20-074](#) Minutes for the January 16, 2020 City Planning Commission Meeting

Presenter:
Reggie Graham, Chair

Attachments: [CPC Minutes 01.16.20 draft](#)

3. Communications

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/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.)

Cygnets Heights

- 4.A. [CPC ZC 19-00106](#) Cygnets Heights rezone of 25.8 acres from PBC/cr/AO and PIP-2/cr/AO (Planned Business Center and Planned industrial park with conditions of record and airport overlay) to PIP-2/cr/AO (Planned Industrial Park with conditions of record and airport overlay) located southwest of Fountain Boulevard and Aviation Way.

(Quasi-Judicial)

Presenter:
Lonna Thelen, Principal Planner, Planning & Community Development

- Attachments:** [CPC Staff Report Cygnet Heights](#)
[Figure 1 - Concept Plan](#)
[Figure 2 - Project Statement](#)
[Figure 4 - Ordinance 06-119](#)
[Figure 5 - Previously Approved CP](#)
[Figure 6 - PlanCOS - Unique Places Map](#)
[Figure 7 - Contextual Map](#)
[7.5.603.B Findings - ZC](#)

- 4.B.** [CPC CP](#) A concept plan for office, warehouse, and light industrial located southwest of Fountain Boulevard and Aviation Way.
[06-00085-A1](#)
[MJ19](#)
 (Quasi-Judicial)

Presenter:
 Lonna Thelen, Principal Planner, Planning & Community Development

- Attachments:** [Figure 1 - Concept Plan](#)
[7.5.501.E Concept Plans](#)

JL Ranch

- 4.C.** [CPC MPA](#) A major amendment to the JL Ranch Master Plan changing 14.6 acres from commercial to multi-family residential located southwest of Pine Oaks Road and Highway 115.
[99-00208-A1](#)
[MJ19](#)
 (Legislative)

Presenter:
 Lonna Thelen, Principal Planner, Planning & Community Development

- Attachments:** [CPC Staff Report JL Ranch MP](#)
[Figure 1 - Project Statement](#)
[Figure 2 - JL Ranch Master Plan](#)
[Figure 3 - PlanCOS Vibrant Neighborhoods Framework Map](#)
[Figure 4 - Contextual Map](#)
[Figure 5 - FIA](#)
[7.5.408 Master Plan](#)

Living Hope Church

- 4.D.** [CPC UV](#) A use variance development plan for a daycare center at Living Hope Church in the R2 zone district at 640 Manitou Boulevard.
[20-00025](#)

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

Attachments: [CPC Staff Report_Living Hope Church Daycare Center](#)

[FIGURE 01 - SITE PLAN](#)

[FIGURE 02 - PROJECT STATEMENT](#)

[FIGURE 03 - LAND USES](#)

[FIGURE 04 - PLANCOS](#)

[7.5.803.B Use Variance Review Criteria](#)

[7.5.502.E Development Plan Review](#)

5. UNFINISHED BUSINESS - None

6. NEW BUSINESS CALENDAR

Greenways at Sand Creek

- 6.A.** [CPC PUZ
19-00118](#) A zone change request for the Greenways at Sand Creek project changing 170.6 acres of land from A/PK/AO/SS (Agricultural and Public Parks with an Airport and Streamside Overlays) to PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlays), located east of Tutt Boulevard and extending north and south of North Carefree Circle.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

- Attachments:** [CPC Report Greenways@SandCreek](#)
[FIGURE 1 - PUD Exhibit](#)
[FIGURE 2 - PK Exhibit](#)
[FIGURE 3 - PUD Concept Plan](#)
[FIGURE 4 - Project Statement](#)
[FIGURE 5 - Public Comments2](#)
[FIGURE 6 - 1999 Parkland Credit Agreement](#)
[Amendment Park Credits Agreement \(2011\)](#)
[2nd Amendment Park Credits Agreement \(2016\)](#)
[FIGURE 7 - 2018 Parkland Credit Agreement](#)
[FIGURE 8 - Termination&ReleaseAgreement-2018](#)
[FIGURE 9 - Declaration of Restriction \(1999\)](#)
[FIGURE 10 - PUD Zoning & Development Standards](#)
[FIGURE 11 - PlanCOS Vision Map](#)
[FIGURE 12 - PlanCOS Vibrant Neighborhoods Map](#)
[CPC-PublicComments Greenways@SandCreek 2192020](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)
[ZC_ORD_GreewaysAtSandCreek](#)

6.B. [CPC ZC 19-00119](#) A zone change request for the Greenways at Sand Creek project changing 23.5 acres of land from A/PK/AO/SS (Agricultural and Public Parks with an Airport and Streamside Overlays) to PK/AO/SS (Public Parks with Airport and Streamside Overlays), located east of Tutt Boulevard and extending north of North Carefree Circle.

(Quasi-Judicial)

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

- Attachments:** [7.5.603.B Findings - ZC](#)
[FIGURE 2 - PK Exhibit](#)

6.C. [CPC PUP 19-00120](#) A PUD Concept Plan for the Greenways at Sand Creek project illustrating residential, commercial, and civic uses and ancillary public improvements, located east of Tutt Boulevard along a segment of Sand Creek extending to the north and south of North Carefree Circle, and consisting of 194.13 acres.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

- Attachments:** [FIGURE 3 - PUD Concept Plan](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

Pikes Peak Heights

- 6.D.** [CPC MP 85-217-A7MJ 18](#) The Towne East Master Plan major amendment for a 23.9-acre change from research and development to residential to allow residential 3.5-7.99 dwelling units per acre located on Pikes Peak east of Academy Boulevard.

(Legislative)

Presenter:
 Lonna Thelen, Principal Planner, Planning & Community Development

- Attachments:** [RES MPA PikesPeakHeights](#)
[Exhibit A - MPA_PikesPeakHeights](#)
[CPC Staff Report Pikes Peak Heights](#)
[FIGURE 1 - Master Plan Amendment](#)
[FIGURE 2 - Development Plan](#)
[FIGURE 3 - Project Statement](#)
[FIGURE 4 - 1st neighborhood comments](#)
[FIGURE 5 - 2nd set of neighborhood comments](#)
[FIGURE 6 - Previous Master Plan Amendment](#)
[FIGURE 7 - Contextual Map](#)
[FIGURE 8 - FIA](#)
[FIGURE 9 - Site Rendition](#)
[FIGURE 10 - CDPHE draft approval letter](#)
[FIGURE 11 - Materials Management Plan](#)
[FIGURE 12 - Construction Quality Assurance Plan](#)
[FIGURE 13 - PlanCOS Vibrant Neighborhoods Framework Map](#)
[7.5.408 Master Plan](#)

- 6.E.** [CPC PUZ 18-00089](#) Pikes Peak Heights zone change of 42.9 acres from R1-6/DF/AO (Single-family residential with design flexibility and airport overlay) and M-1/PIP-2/AO/APZ1 (Light industrial with airport overlay and accident potential zone 1) to PUD/AO/APZ1 (Planned Unit Development: 35 feet maximum height, 3.5-7.99 dwelling units per acre, single-family attached and detached units with airport overlay

and accident potential zone 1) located at the terminus of Pikes Peak Avenue, east of Academy Boulevard.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments: [ZC_ORD_PikesPeakHeights](#)

[Exhibit A - legal description](#)

[Exhibit B - zoning depiction](#)

[Aerial Vicinity Map](#)

[VICINITY MAP](#)

[7.5.603.B Findings - ZC](#)

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

6.F. [CPC PUD
18-00091](#)

The Pikes Peak Heights Development Plan for development of a 42.9-acre site for 74 single-family attached and 120 single-family detached units located on Pikes Peak, east of Academy Boulevard.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments: [FIGURE 2 - Development Plan](#)

[7.5.502.E Development Plan Review](#)

[7.3.606 PUD Development Plan](#)

6.G. [CPC DP
19-00085](#)

A Certificate of Designation for a long-term non-hazardous landfill located at the terminus of Pikes Peak Avenue, east of Academy Boulevard.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments: [2020-02-19 Pikes Peak Heights Conditional Approval Letter FINAL](#)

[FIGURE 10 - CDPHE draft approval letter](#)

[FIGURE 11 - Materials Management Plan](#)

[FIGURE 12 - Construction Quality Assurance Plan](#)

[6.3.106 Certificate of Designation Review Factors](#)

Appeal for 100 S Marland

6.H. [CPC AP
20-00021](#)

An appeal of a hillside site plan allowing a garage addition 12-feet 3-inches from the southern side yard property boundary, located west of Marland Road, south of the Broadmoor Golf Course at 100 South Marland Road.

(Quasi-Judicial)

Presenter:

Kerri Schott, Planner I, Planning & Community Development

Attachments:

[CPC Staff Report - 100 S Marland Appeal](#)

[FIGURE 1 Approved Hillside Site Plan 100 S Marland](#)

[FIGURE 2 100 S Marland Appeal](#)

[FIGURE 3 Appelant's Review Comments](#)

[FIGURE 4 Applicant response to neighbor concern](#)

[FIGURE 5 Fire Mitigation Letter](#)

[FIGURE 6 Garage Height](#)

[FIGURE 7 Utility Encroachment License](#)

[FIGURE 8 Annexation 100 S Marland.pdf](#)

[FIGURE 9-a View from existing driveway](#)

[FIGURE 9-b View from existing driveway](#)

[FIGURE 10 Proposed tree plantings](#)

[FIGURE 11 View from neighbors private access road](#)

[FIGURE 12-a Trees to remain](#)

[Figure 12-b Trees to remain](#)

[FIGURE 13 Grading Erosion Control Plan](#)

[FIGURE 14 Plan COS Vibrant Neighborhood Map.pdf](#)

[7.5.906 \(A\)\(4\) Administrative Appeal.docx](#)

[7.3.504.D.3 Hillside Dev Submittal Pkg](#)

[7.3.104.A Agricultural-Residential-Spec Use-Traditional Neighborhood zone st](#)

Code Amendments

6.I. [CPC CA
20-00019](#)

An ordinance amending Chapter 7 (Planning, Development and Building) of City Code establishing standards for Wireless Communication Facilities (WCF), including Small Cell Facilities

(Legislative)

Presenter:

Morgan Hester, Principal Planner

Joshua Pace, Senior Contracting Specialist

Attachments: [CPC Staff Report WCF Ordinances](#)
[Plan Dev-WCF ORD](#)

- 6.J. [CPC CA 20-00020](#) An ordinance amending Chapter 7 (Planning, Development and Building) of City Code establishing standards for Eligible Facilities Requests

(Legislative)

Presenter:
 Morgan Hester, Principal Planner
 Joshua Pace, Senior Contracting Specialist

Attachments: [CPC Staff Report WCF Ordinances](#)
[Ordinance Eligible Facilities](#)

- 6.K. [CPC CA 20-00023](#) An ordinance amending Chapter 7 (Planning, Development and Building) of City Code revising all references to include Small Cell Facilities and Wireless Communication Facilities (WCF) from Commercial Mobile Radio Service (CMRS)

(Legislative)

Presenter:
 Morgan Hester, Principal Planner
 Joshua Pace, Senior Contracting Specialist

Attachments: [CPC Staff Report WCF Ordinances](#)
[Ordinance Land Use Tables](#)

7. Adjourn