

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, April 19, 2018**

**8:30 AM**

**Council Chambers**

**Planning Commission**

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

[18-0192](#) Minutes for the March 15, 2018 City Planning Commission Meeting

Presenter:  
Rhonda McDonald, Chair, City Planning Commission

**3. Communications**

Peter Wysocki - Director of Planning and Community Development

**4. CONSENT CALENDAR****Classic Offices at Flying Horse**

- 4.A. [CPC ZC](#)  
[18-00022](#) The Classic Offices at Flying Horse zone change, rezoning 1.3 acres of land from (A) Agricultural to (OC) Office Complex, located north of Flying Horse Club Drive near the future alignment of Powers Boulevard.

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

**Attachments:** [CPC Report Classic Offices @ Flying Horse DJS](#)  
[Figure 1 - Concept Plan MN](#)  
[Figure 2 - Zone Change Exhibit](#)  
[Figure 3 - Project Statement](#)  
[Figure 4 - Original Concept Plan](#)  
[7.5.603 Findings - ZC req\\_CA](#)

- 4.B. [CPC CP](#)  
[12-00048-A1](#)  
[MN18](#) The Flying Horse Parcel Number 18 minor concept plan amendment for 7 acres of land illustrating a new layout for the office complex development that incorporates a parcel of land previously intended for a Powers Boulevard off-ramp, larger buildings, and reconfigured parking areas, located north of Flying Horse Club Drive near the future alignment of Powers Boulevard.

(QUASI-JUDICIAL)

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

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

### Bradley Ranch Park

- 4.C. [CPC ZC  
18-00019](#) The Bradley Ranch Park zone change, rezoning 8.7 acres from (PUD) Planned Unit Development (Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet) to (PK) Public Park located southeast of the Old Ranch Roach and Milam Road intersection between the future alignment of Union Boulevard and Black Forest Road.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

**Attachments:**

[CPC Report BradleyRanch Park ZC](#)

[Figure 1 - Zone Change Exhibit](#)

[Figure 2 - Project Statement-Concept Statement](#)

[Figure 3 - Bradley Ranch PUD](#)

[7.5.603 Findings - ZC req\\_CA](#)

### Phoenix Multisport Gym

- 4.D. [CPC CU  
18-00004](#) A conditional use for a personal improvement service (Phoenix Multisport Gym) in the M1 (Light Industrial) zone located northeast of Hagerman Street and South 22nd Street.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

**Attachments:**

[CPC Staff Report 2204 Hagerman Street](#)

[FIGURE 1 - SITE PLANS](#)

[FIGURE 2 - PROJECT STATEMENT](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

- 4.E. [CPC NV  
18-00005](#) A nonuse variance from City Code Section 7.4.203, Parking Space Requirements by Use, to allow 26 parking spaces where 38 are required located northeast of Hagerman Street and South 22nd Street.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

**Attachments:**     [7.4.203.A Parking Space Req by Use](#)  
[7.5.802\(E\) Nonuse Variance](#)

### **Fieldhouse Brewing**

- 4.F.**     [CPC UV](#)  
[18-00012](#)     Fieldhouse Brewery Use Variance to allow a bar use within the PIP2/AO (Planned Industrial Park with Airport Overlay) zone district located at 2480 & 2490 Victor Place south of the Constitution Avenue and North Powers Boulevard intersection at the eastern terminus of the Rock Island Trail.

(QUASI-JUDICIAL)

Presenter:

Michael McConnell, Planner II, Planning & Community Development

**Attachments:**     [CPC Report Fieldhouse Brewing MGM](#)  
[Figure 1 - Fieldhouse Brewery Project Narrative](#)  
[Figure 2 - Fieldhouse Brewery Development Plan](#)  
[7.5.803.B Use Variance Review Criteria](#)

- 4.G.**     [CPC NV](#)  
[18-00013](#)     Fieldhouse Brewery Nonuse Variance to allow a liquor establishment within 200 feet of a residentially used or zoned property located at 2480 & 2490 Victor Place south of the Constitution Avenue and North Powers Boulevard intersection at the eastern terminus of the Rock Island Trail.

(QUASI-JUDICIAL)

Presenter:

Michael McConnell, Planner II, Planning & Community Development

**Attachments:**     [7.5.802\(B\) Nonuse Variance](#)

### **Victory Ridge**

- 4.H.**     [CPC PUZ](#)  
[18-00016](#)     Victory Ridge zone change of 152.4 acres from a PUD (Planned Unit Development; maximum density of 24.99 du/ac residential, mixed-use, commercial, office, civic and park use with a maximum height of 125-feet) zone district to a PUD (Planned Unit Development; maximum density of 24.99 du/ac residential, mixed-use, commercial, office, light industrial, civic and park use with a maximum height of 125-feet) zone district located at the southeast intersection of Interquest Parkway and Voyager Parkway.

(Quasi-Judicial)

Presenter:

Catherine Carleo, Principal Planner, Planning and Development

**Attachments:** [CPC Staff Report\\_Victory Ridge\\_KAC](#)  
[FIGURE 1\\_Victory Ridge PUP](#)  
[FIGURE 2\\_Victory Ridge Project Statement](#)  
[FIGURE 3\\_Victory Ridge Zone Change](#)  
[FIGURE 4\\_Ortho\\_Victory Ridge](#)  
[7.5.603 Findings - ZC req\\_CA](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

- 4.I. [CPC PUP](#) A major amendment to the Victory Ridge PUD Concept Plan (previously  
[05-00078-A3](#) named Colorado Crossing) illustrating future development of the 152.4  
[MJ18](#) acres located at the southeast intersection of Interquest Parkway and  
Voyager Parkway.

(Quasi-Judicial)

Presenter:

Catherine Carleo, Principal Planner, Planning and Development

**Attachments:** [FIGURE 1\\_Victory Ridge PUP](#)  
[7.5.501.E Concept Plans](#)  
[7.3.605 PUD Concept Plan](#)

**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.)**

## **5. UNFINISHED BUSINESS**

## **6. NEW BUSINESS CALENDAR**

### **Palmer HS EMC**

- 6.A. [CPC UV](#) Request from the Palmer High School Student Council on behalf of  
[18-00039](#) Colorado Springs School District 11 for a Use Variance to allow an  
Electronic Message Center (EMC) for the High School at 301 N. Nevada  
Ave. The site is zoned R-1-6000 (Single Family Residential), is  
approximately 3.67 acres in size, and is located on the northeast corner  
of N. Nevada Ave. and E. Platte Ave.

(QUASI-JUDICIAL)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community  
Development

Attachments: [CPC Staff Report Palmer HS EMC](#)

[Figure 1](#)

[Figure 2](#)

[Figure 3](#)

[Figure 4](#)

### **Eastside Landing**

- 6.B.** [CPC CU](#)  
[18-00001](#) Eastside Landing Conditional Use to allow multi-family within the PBC/AO (Planned Business Center with Airport Overlay) zone district located at the southwest corner of Stetson Hills Boulevard and North Marksheffel Road.

(QUASI-JUDICIAL)

Presenter:  
Michael McConnell, Planner II, Planning & Community Development

### **Dublin North**

- 6.C.** [CPC PUZ](#)  
[16-00029](#) Establishment of the PUD/AO (Planned Unit Development; Single-Family Residential, 3.5-11.99 Dwelling Units per Acre, 35-foot Maximum Building Height with Airport Overlay) zone district pertaining to 5.69 acres located between Dublin Boulevard and Vickie Lane east of Tutt Boulevard.

(Legislative)

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

**Attachments:** [CPC Staff Report Dublin North No. 4 Annexation KAC 4-19-18](#)  
[FIGURE 1 - Concept Plan](#)  
[FIGURE 2 - Project Statement](#)  
[FIGURE 3 - Annexation Plat](#)  
[FIGURE 4 - Fiscal Impact Analysis](#)  
[FIGURE 5 - DRAFT Dublin North Add. No. 4 Annexation Agreement Final 9-1](#)  
[FIGURE 6 - SECWCD Letter](#)  
[FIGURE 7 - C6 Zone Exhibit](#)  
[FIGURE 8 - PUD Zone Exhibit](#)  
[FIGURE 9 - Enclave Exhibit](#)  
[7.5.603 Findings - ZC req\\_CA](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

- 6.D.** [CPC CP  
16-00030](#) Dublin North Addition Number 4 Concept Plan illustrating future development of 4.38 acres of commercial development and 5.69 of single-family residential development located between Dublin Boulevard and Vickie Lane east of Tutt Boulevard.

(Quasi-Judicial)

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

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

### **Villani Annexation**

- 6.E.** [CPC A  
16-00112](#) Villani Annexation consisting of 13.10 acres located northeast of the intersection of Tutt Boulevard and Dublin Boulevard.

(Legislative)

Presenter:  
Catherine Carleo, Principal Planner, Planning and Development

- Attachments:** [CPC Staff Report Villani Annexation KAC](#)  
[FIGURE 1 Villani Annexation Plat](#)  
[FIGURE 2 Villani Project Statement](#)  
[FIGURE 3 Villani Concept Statement](#)  
[FIGURE 4 Villani Fiscal Impact Analysis](#)  
[FIGURE 5 DRAFT Villani Annexation Agreement](#)  
[FIGURE 6 SECWCD Letter of Assent Villani](#)  
[FIGURE 7 Villani Zone Change Exhibit](#)  
[FIGURE 8 Enclave Annexations](#)  
[FIGURE 9 Land Use Pattern](#)  
[7.6.203-Annexation Conditions](#)

**6.F.** [CPC ZC 17-00112](#) Establishment of the A (Agriculture) zone district pertaining to 12.90 acres located northeast of the intersection of Tutt Boulevard and Dublin Boulevard.

(Legislative)

Presenter:  
 Catherine Carleo, Principal Planner, Planning and Development

- Attachments:** [FIGURE 7 Villani Zone Change Exhibit](#)  
[7.5.603 Findings - ZC req CA](#)

**Westcreek III at Wolf Ranch Appeal**

**6.G.** [AR PUD 06-00515-A1 MN17](#) An appeal of the administrative approval for a minor PUD development plan amendment for the Westcreek III at Wolf Ranch illustrating a 95-lot single-family detached residential development on 32.8 acres located north of the Cowpoke Road and Tutt Boulevard intersection.

(QUASI-JUDICIAL)

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



**Attachments:** [CPC Report WestcreekIII@WR\\_DJS](#)  
[Figure 1 - Westcreek III @ WR\\_PUD-MN\\_2018](#)  
[Figure 2 - Westcreek @ WR Filing 13\\_FP\\_2018](#)  
[Figure 3 - Ross Clinger's Appeal Request](#)  
[Figure 4 - Applicants Project Statement](#)  
[Figure 5 - Public Comments](#)  
[Figure 6 - Wolf Ranch MP](#)  
[Figure 7 - Westcreek III @ WR\\_PUD\\_2006\\_resize](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal](#)  
[7.3.606 PUD Development Plan](#)  
[7.5.502.E Development Plan Review](#)

**6.H.** [AR FP](#)  
[17-00331](#)

An appeal of the administrative approval for a final subdivision plat for the Westcreek at Wolf Ranch Subdivision Filing Number 13 illustrating a 52 lot subdivision on 18.4 acres of land located north of the Cowpoke Road and Tutt Boulevard intersection.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

**Attachments:** [Figure 2 - Westcreek @ WR Filing 13\\_FP\\_2018](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal](#)  
[7.7.102 Subdivision Plats Review Criteria](#)  
[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

## **7. Adjourn**