

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, July 20, 2017

8:30 AM

Council Chambers

Planning Commission

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

- 2.A. [CPC 291](#) Minutes for May 18, 2017 City Planning Commission Meeting

Presenter:

Rhonda McDonald, Chair, Planning Commission

- 2.B. [CPC 292](#) Minutes for the June 15, 2017 City Planning Commission meeting

Presenter:

Rhonda McDonald, Chair, Planning Commission

3. Communications

Chair Rhonda McDonald

Peter Wysocki, Director of Planning and Development

4. CONSENT CALENDAR

- 4.A.1. [CPC ZC
17-00054](#) A change of zone for 1.461 acres from PBC (Planned Business Center) and C-6 (General Business) to PBC (Planned Business Center) located at 3485 North Academy Boulevard.

(Quasi-Judicial)

Presenter:

Michael Schultz, Principal Planner, Land Use Review Department

Attachments:

[CPC Staff Report CVS](#)

[Figure 1 - CVS Development Plan](#)

[Figure 2 - Project Statement](#)

[Figure 3 - Property Diagram](#)

[7.5.603 Findings - ZC req CA](#)

- 4.A.2. [CPC DP
17-00055](#) A development plan for CVS Pharmacy Store Number 11001 consisting of a 13,111 square foot building for pharmacy/retail located at 3485 North Academy Boulevard.

(Quasi-Judicial)

Presenter:

Michael Schultz, Principal Planner, Land Use Review Department

Attachments: [Figure 1 - CVS Development Plan](#)
[7.5.502.E Development Plan Review](#)

- 4.B. [CPC CM1](#)
[17-00032](#) A Conditional Use for a 60-foot clock tower telecommunications facility with an equipment compound Commercial Mobile Radio Service (CMRS) installation located at 3113 New Center Point Drive.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

Attachments: [CPC Staff Report CMRS NEW CENTER POINT](#)
[FIGURE 1 - SITE PLAN](#)
[FIGURE 2 - PROJECT STATEMENT](#)
[7.5.704 Conditional Use Review](#)
[7.4.607 Site Selection and Collocation req](#)
[7.4.608 Design Criteria & construction standards](#)

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

- 5.A.1. [CPC SWP](#)
[16-00155](#) A Subdivision Waiver from design standards, per City Code Section 7.7.605.C, allowing primary residential access from an alley for three duplex buildings zoned R-2 (Two-Family Residential) located at 543 Robbin Place

(Quasi-Judicial)

Presenter:

Michael Turisk, Planner II, Land Use Review Division

Meggan Herington, Assistant Director, Planning and Development

Attachments: [Staff Report - CPC SWP 16-00155; CPC PFP 16-00156; CPC NV 17-00141 \(R](#)
[FIGURE 1A.rev - Preliminary Plat](#)
[FIGURE 1B - Final Plat](#)
[SECT C-C](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - emails](#)
[FIGURE 4 - Letters](#)
[FIGURE 5 - Appeal Letter](#)
[FIGURE 6 - OWN letter](#)
[FIGURE 7 - CGS Recommendations](#)
[FIGURE 8.rev - Geological Hazard Investigation](#)
[FIGURE 9 - Survey Ltr for Admin Relief](#)
[7.7.1302 Waiver of Subdivision Dev](#)

- 5.A.2.** [AR NV](#)
[17-00141](#) A Non-Use Variance to allow for a reduced 50-foot minimum lot width standard in the R-2 (Two-Family Residential) zone district for three (3) duplex units located at 543 Robbin Place

(Quasi-Judicial)

Presenter:

Michael Turisk, Planner II, Land Use Review Division
Meggan Herington, Assistant Director, Planning and Development

Attachments: [FIGURE 1A - Preliminary Plat](#)
[7.5.802 Nonuse Variance](#)

- 5.A.3.** [CPC PFP](#)
[16-00156](#) A Preliminary and Final Plat to create six (6) lots for the development of three (3) duplex buildings located at 543 Robbin Place.

(Quasi-Judicial)

Presenter:

Michael Turisk, Planner II, Land Use Review Division
Meggan Herington, Assistant Director, Planning and Development

Attachments: [FIGURE 1A - Preliminary Plat](#)
[FIGURE 1B - Final Plat](#)
[7.7.102 Subdivision Plats Review Criteria](#)
[7.7.204 Preliminary Plat Req - Subdivision Plats Review Criteria](#)
[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

- 5.B.** [CPC CU](#)
[17-00041](#) A Conditional Use to allow for expansion of a licensed Medical Marijuana Off-Premises Cultivation (OPC) facility at 2211 East Boulder Street.

(Quasi-Judicial)

Presenter:

Michael Turisk, Planner II, Planning and Community Development

Attachments:

[CPC CU 17-00041_2211 E Boulder St MMJ expansion.docx](#)

[FIGURE 1 - Site Plan](#)

[FIGURE 2 - Project Statement](#)

[FIGURE 3 - Ord 16-53](#)

[FIGURE 4 - Ord 16-54](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

6. NEW BUSINESS CALENDAR

**6.A.1. [AR PFP](#)
[17-00122](#)**

An appeal of the 28 Polo Preliminary and Final Plat to subdivide one 38,460 square foot lot into two single-family lots located at 28 Polo Drive.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments:

[CPC Staff Report 28 Polo](#)

[FIGURE 1 - Preliminary Plat](#)

[FIGURE 2 - Final Plat](#)

[FIGURE 3 - 28 Polo Appeal](#)

[FIGURE 4 - Project Statement](#)

[FIGURE 5 - 1st Review - neighborhood comments](#)

[FIGURE 6 - 2nd Review - neighborhood comments](#)

[FIGURE 7 - Record of Decision](#)

[FIGURE 8 - CGS Geologic Hazard Review](#)

[7.5.906 \(A\)\(4\)](#)

**6.A.2. [AR NV](#)
[17-00123](#)**

An appeal of the 28 Polo nonuse variance to allow two 19,230 square foot lots where 20,000 square feet is required in the R zoned district located at 28 Polo Drive.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Development

Attachments: [7.5.906 \(A\)\(4\)](#)

6.A.3. [AR NV](#)
[17-00124](#)

An appeal of the 28 Polo nonuse variance to allow a 67 foot lot width at the rear setback line for Lot 1 and a 59 foot lot width at the rear setback line for Lot 2 where 100 feet of lot width is required at the front and rear setback line located at 28 Polo Drive.

(Quasi-Judicial)

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

Attachments: [7.5.906 \(A\)\(4\)](#)

7. Adjourn