

City of Colorado Springs

107 N Nevada Ave, Council Chambers



Regular Meeting Agenda

Thursday, April 30, 2020

8:30 AM

Council Chambers

Planning Commission

*HOW TO WATCH THE MEETING
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1. Call to Order**2. Approval of the Minutes**

- 2.A. [CPC 20-123](#) Minutes for the February 20, 2020 City Planning Commission Meeting

Presenter:

Reggie Graham, Chair

Attachments: [CPC Minutes 02.20.20 draft](#)**3. Communications**

Peter Wysocki - Director of Planning and Community Development

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.)

4. CONSENT CALENDAR**Pub Dog**

- 4.A. [CPC ZC 19-00178](#) Rezoning of 0.62-acre from R2 (Two-Family Residential) and C5 (Intermediate Business) to C5, located at 2207 and 2217 Bott Avenue.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report Pub Dog](#)
[FIGURE 1 - Development Plan](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - Site Layout](#)
[FIGURE 4 - Contextual Map](#)
[FIGURE 5 - PlanCOS - Unique Places Framework Map](#)
[Additional comments and responses - Pub Dog](#)
[4.A.B. PubDog Neighborhood comment received 4.29.2020](#)
[7.5.603.B Findings - ZC](#)

- 4.B. [AR DP](#)
[15-00139-A1](#)
[MJ19](#)

The Pub Dog Development Plan for a restaurant with an attached dog play structure located at 2207 and 2217 Bott Avenue.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

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

Family Pet Crematory

- 4.C. [CPC CU](#)
[19-00174](#)

Conditional Use Development Plan for a pet crematory in the C-5 (Intermediate Business) zone district located within an existing building addressed as 1721 West Uintah Street.

(Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning and Community Development

Attachments: [CPC Staff Report Family Pet Crematory 1721 W Uintah CPC CU-19-00174](#)
[FIGURE 1 - Project Statement](#)
[FIGURE 2 - Development plan](#)
[FIGURE 3 - PlanCOS Context Map](#)
[VICINITY MAP](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

Briargate KinderCare

- 4.D. [AR DP
19-00518](#) A development plan for a daycare facility on 1.37 acres generally located southwest of Grand Cordera Parkway and Briargate Parkway and zoned PBC/CR (Planned Business Center with a Condition of Record).

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Attachments: [CPC Staff Report - Briargate Kindercare](#)
[Figure 1 - Development Plan](#)
[Figure 2 - Project Statement](#)
[Figure 3 - Site Plan Context Map](#)
[Figure 4 - Powers Commercial Concept Plan](#)
[Figure 5 - Powers Commercial Zone Change Ordinance](#)
[Figure 6 - Powers Commercial Minutes](#)
[7.5.502.E Development Plan Review](#)

Pilate Connection

- 4.E. [CPC UV
20-00043](#) A use variance development plan establishing a personal improvement service use with ancillary site improvements located at 1375 East Fillmore Street.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [CPC Report_PilateConnection](#)
[FIGURE 1 - UV Development Plan](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - PlanCOS Vision Map](#)
[FIGURE 4 - Public Comment](#)
[FIGURE 5 - Context Map](#)
[7.5.803.B Use Variance Review Criteria](#)
[7.5.502.E Development Plan Review](#)

The Edison at Chapel Hills

- 4.F. [CPC ZC
19-00175](#) A zone change pertaining to 6.8 acres generally located at 1265 Kelly Johnson Boulevard from PIP-1 (Planned Industrial Park) to PBC

(Planned Business Center).

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Attachments: [CPC Staff Report - The Edison at Chapel Hills](#)
[Figure 1 - Conditional Use Development Plan](#)
[Figure 2 - Project Narrative](#)
[Figure 3 - Surrounding Land Uses & Zoning](#)
[Figure 4 - Comparison between PBC and PIP-1 zone districts](#)
[Figure 5 - Academy School District 20 Comments](#)
[7.5.603 Findings - ZC](#)

- 4.G.** [CPC CU 19-00176](#) A Conditional Use Development Plan for 171 multi-family residential units on 6.8 acres located at 1265 Kelly Johnson Boulevard.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

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

Faxon Court Daycare

- 4.H.** [CPC CU 20-00016](#) A conditional use development plan for a large daycare home accommodating up to 12 children at 5975 Faxon Court.

(Quasi-Judicial)

Presenter:

Gaby Serrano, Planner II, Planning & Community Development

Attachments: [CPC Staff Report 5975 Faxon Court](#)
[FIGURE 1- SITE PLAN](#)
[FIGURE 2- PROJECT STATEMENT](#)
[FIGURE 3- NEIGHBORHOOD COMMENTS](#)
[FIGURE 4- APPLICANT'S RESPONSE](#)
[FIGURE 5 - AERIAL](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

Sands Industrial

- 4.I. [CPC CP
20-00064](#) A concept plan for the Sands Industrial project establishing the land use pattern and lot configuration for the 15-acre site located west of Capital Drive.

(Quasi-Judicial)

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

Attachments: [CPC Report SandsIndustrial](#)
[FIGURE 1 - CP Plan](#)
[FIGURE 2 - CU Plan](#)
[FIGURE 3 - Project Statement](#)
[FIGURE 4 - PlanCOS Vision Map](#)
[FIGURE 5 - Public Comment](#)
[FIGURE 6 - Context Map](#)
[7.5.501.E Concept Plans](#)

- 4.J. [CPC CU
20-00065](#) A conditional use development plan for Lot 6 of the Sands Industrial project establishing an equipment storage use on 4 acres located west of Capital Drive.

(Quasi-Judicial)

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

Attachments: [FIGURE 2 - CU Plan](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Driscoll Manufacturing

- 4.K. [CPC UV
20-00007](#) A use variance development plan for the Driscoll Manufacturing project establishing an automotive sales use in the PIP-1 (Planned Industrial) zone district located at 485 Elkton Drive.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development.

Attachments: [CPC Report - Driscoll Manufacturing](#)
[FIGURE 1 - UV DP Driscoll Manufacturing](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - PlanCOS Vision Map](#)
[FIGURE 4 - public comment](#)
[7.5.803.B Use Variance Review Criteria](#)
[7.5.502.E Development Plan Review](#)

Ascent by Watermark

- 4.L. [CPC CU
19-00165](#) The Ascent by Watermark conditional use development plan for a 360-unit multi-family complex in the PBC (Planned Business Center) zone district located southeast of the intersection of Woodmen Road and Tutt Boulevard and west of Templeton Gap Road.

(Quasi-Judicial)

Presenter:

Meggan Herington, Assistant Director, Planning & Community Development

Attachments: [CPC Report Ascent by Watermark](#)
[FIGURE 1 - CU Development Plan](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - Public Comments](#)
[FIGURE 4 - Context Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Briargate Crossing East No. 6

- 4.M. [CPC ZC
20-00017](#) A zone change of 14.93 acres from A (Agriculture) to PBC (Planned Business Center) located northwest of the intersection of Briargate

Parkway and Grand Cordera Parkway.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report BRIARGATE CROSSING EAST NO. 6](#)

[FIGURE 1 BCE No.6 Project Statement](#)

[FIGURE 2 BCE No.6 Public Comment](#)

[FIGURE 3 BCE No.6 Response to Public Comment](#)

[FIGURE 4 Vicinity and Surrounding Uses](#)

[FIGURE 5 BCE No.6 Concept Plan](#)

[FIGURE 6 PlanCOS Supporting Map](#)

[7.5.603.B Findings - ZC](#)

4.N. [CPC CP
20-00018](#)

The Briargate Crossing East Filing No. 6 Concept Plan establishing a mixed commercial, retail and office center located northwest of the intersection of Briargate Parkway and Grand Cordera Parkway.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Attachments: [FIGURE 5 BCE No.6 Concept Plan](#)

[7.5.501.E Concept Plans](#)

Timberview Vet Clinic

4.O. [CPC UV
20-00042](#)

A use variance to allow a small animal clinic in a PIP-1 (Planned Industrial Park) zone district located southeast of the intersection of Voyager Parkway and Ridgeline Drive.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Attachments: [CPC Staff Report Timberview Animal Hospital](#)

[FIGURE 1 Site Plan UV 20-00042](#)

[FIGURE 2 Project Narrative](#)

[FIGURE 3 Zoning Map-Adjacent Uses](#)

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

[7.5.502.B Development App Plan Review Criteria](#)

ITEMS PULLED FROM CONSENT**5. UNFINISHED BUSINESS****6. NEW BUSINESS CALENDAR****Flying W Ranch Temporary Use Appeal**

- 6.A. [CPC AP
20-00061](#) Postpone an appeal of the administrative 2-year extension of the temporary use permit for the Flying W Ranch office at 2870 Chuckwagon Road.

(Quasi-Judicial)

Presenter:
Meggan Herington, Assistant Director, Planning & Community Development

Attachments: [CPC Report_Flying W Ranch Temp Use Extension](#)
[FIGURE 1 - Flying W Temp Use Application](#)
[FIGURE 2 - Harbor Pines Appeal](#)
[FIGURE 3 - Temp Use Approval](#)
[FIGURE 4 - Neighbor Comments](#)
[FIGURE 5 - Bldg Elevation and Floor Plan.pdf](#)
[FIGURE 6 - Photo of Office](#)
[7.5.1403 Temporary Use](#)
[7.5.906 \(A\)\(4\) Administrative Appeal.docx](#)

Kettle Creek North

- 6.B. [CPC PUZ
19-00090](#) A zone change pertaining to 61.71 acres generally located south and east of the Powers Boulevard and Highway 83 intersection from A (Agriculture) to PUD (Planned Unit Development: 36-foot maximum height, single-family detached units, 3-4 dwelling units per acre).

(Quasi-Judicial)

Presenter:
Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Attachments: [CPC Staff Report - Kettle Creek](#)
[Figure 1 - Concept Plan](#)
[Figure 2 - Project Statement](#)
[Figure 3 - Surrounding Area & Context Map](#)
[Figure 4 - Neighborhood Comments](#)
[Figure 5 - Briargate Master Plan](#)
[Item 6.B.C - Kettle Creek North - Additional Public Comments](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 6.C.** [CPC PUP](#)
[19-00091](#) The Kettle Creek North Concept Plan for a 61.71-acre site intended for the development of single-family detached residential units generally located south and east of the Powers Boulevard and Highway 83 intersection.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

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

Palermo Filings 3, 4, & 5

- 6.D.** [CPC PUZ](#)
[19-00095](#) A zone change pertaining to 59.52 acres generally located north and east of the Voyager Parkway and Ridgeline Drive intersection from A (Agriculture) to PUD (Planned Unit Development: 35-foot maximum height, single-family detached units, 2-3.5 dwelling units per acre).

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

- Attachments:** [CPC Staff Report - Palermo Filings 3, 4, and 5](#)
[Figure 1 - Development Plan](#)
[Figure 2 - Project Statement](#)
[Figure 3 - Public Comments \(Initial & Following Neighborhood Meeting\)](#)
[Figure 4 - Public Comments \(Following CPC Notification\)](#)
[Figure 5 - Flying Horse Master Plan](#)
[Figure 6 - Deer Creek at Northgate Staff Report](#)
[Item 6.D.E. - Palermo - Additional Public Comments](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

6.E. [CPC PUD 19-00096](#) The Flying Horse Palermo Filings 3, 4, and 5 Development Plan for 59.52 acres developed for 151 single-family detached residential units generally located north and east of the Voyager Parkway and Ridgeline Drive intersection.

(Quasi-Judicial)

Presenter:
 Hannah Van Nimwegen, Senior Planner, Planning & Community Development

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

Accessory Dwelling Units

6.F. [CPC CA 20-00006](#) Ordinances amending Chapter 7, Planning, Development and Building, of City Code defining and establishing standards for Accessory Dwelling Units, Accessory Family Suites, and an Accessory Dwelling Unit Overlay Zone.

(Legislative)

Presenter:
 Hannah Van Nimwegen, Senior Planner, Planning & Community Development Department
 Peter Wysocki, Planning & Community Development Director

Attachments: [CPC Staff Report - Accessory Dwelling Unit](#)
[Figure 1 - Ordinance 1.1 - Accessory Family Suites](#)
[Figure 2 - Ordinance 1.2 - Definitions & Conditional Use Permit](#)
[Figure 3 - Ordinance 1.3 - ADU Overlay](#)
[Figure 4 - Affidavit - Occupancy total](#)
[Figure 5 - Restrictive Covenant - Subdivision](#)
[Figure 6 - Restrictive Covenant - Owner Occupancy](#)
[Figure 7 - Residential Land Use Progression Chart](#)
[Council Work Session Minutes - 9.9.19](#)
[Council Work Session Minutes - 01.27.20](#)

Pony Park Subdivision Plat Appeal

- 6.G. [AR FP](#) An appeal of the Pony Park subdivision plat pertaining to 4 acres
[19-00023](#) located southwest corner of Peterson Road and Pony Tracks Drive.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community
Development

Attachments: [CPC Report - Pony Park Subdivision Plat Appeal](#)
[Figure 1 - Approved Pony Park Subdivision Plat](#)
[Figure 2 - Appellant's Appeal Statement](#)
[Figure 3 - 8.15.19 City Planning Commission Minutes](#)
[Figure 4 - 9.24.19 & 10.8.19 City Council Minutes](#)
[7.5.906 \(A\)\(4\) Administrative Appeal.docx](#)
[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

Sorpresa East Addition No. 1 Annexation

- 6.H. [CPC A](#) Sorpresa East Addition No. 1 Annexation located southeast of
[19-00068](#) Sorpresa Lane and Gilpin Peak Drive consisting of 8.83 acres.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

- Attachments:** [CPC Staff Report Sorpresa East Annexation](#)
[FIGURE 1 Project Statement 4-10-20](#)
[FIGURE 2 Public Comments](#)
[FIGURE 3 Public Comment Response](#)
[FIGURE 4 Sorpresa East Annexation Plat](#)
[FIGURE 5 Enclave Analysis](#)
[FIGURE 6 Fiscal Impact Analysis Sorpresa East](#)
[FIGURE 7 Sorpresa East Add. No. 1 Annexation Agreement FINAL DRAFT](#)
[FIGURE 8 Vicinity and Surrounding Uses](#)
[FIGURE 9 Sorpresa East PUD Concept Plan](#)
[FIGURE 10 Sorpresa Graphic Enlargement](#)
[FIGURE 11 PlanCOS Supporting Map](#)
[7.6.203-Annexation Conditions](#)

6.I. [CPC PUZ](#) Establishment of the PUD/AO (Planned Unit Development; [19-00138](#) single-family residential, 8 DU/AC, 35 foot maximum building height with Airport Overlay) zone district for 8.83 acres located southeast of Sorpresa Lane and Gilpin Peak Drive.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

- Attachments:** [7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

6.J. [CPC PUP](#) Sorpresa East PUD Concept Plan for 8.83 acres of residential [19-00139](#) development located southeast of Sorpresa Lane and Gilpin Peak Drive.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

- Attachments:** [FIGURE 9 Sorpresa East PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)
[7.3.605 PUD Concept Plan](#)

Prospect Park Master Plan Amendment

6.K. [CPC MP](#) The Prospect Park major master plan amendment changing the land [81-16-A2MJ2](#) use from commercial to commercial and residential located at the [0](#) southeast intersection of East Fountain Boulevard and South Union

Boulevard.

(Legislative)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

Attachments:

[CPC Staff Report Union and Fountain](#)

[FIGURE 1 - MASTER PLAN AMENDMENT SITE PLAN](#)

[FIGURE 2 - CONCEPT PLAN SITE PLAN](#)

[FIGURE 3 - PROJECT STATEMENT](#)

[FIGURE 4 - NEIGHBORHOOD COMMENTS](#)

[FIGURE 5 - CONTEXT MAP](#)

[FIGURE 6 - TRANSIT ROUTE AND BUS STOPS](#)

[FIGURE 7 - FISCAL IMPACT ANALYSIS](#)

[FIGURE 8 - PLANCOS](#)

[FIGURE 9 - PROSPECT PARK MASTER PLAN ORIGINAL](#)

[7.5.408 Master Plan](#)

**6.L. [CPC CP
20-00041](#)**

The Fountain and Union Concept Plan for commercial and residential in the PBC (Planned Business Center) zone district located at the southeast intersection of East Fountain Boulevard and South Union Boulevard.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

Attachments:

[FIGURE 2 - CONCEPT PLAN SITE PLAN](#)

[7.5.501.E Concept Plans](#)

7. PRESENTATIONS/UPDATES

8. Adjourn