

# City of Colorado Springs

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



## Regular Meeting Agenda

Thursday, December 21, 2017

8:30 AM

Council Chambers

**Planning Commission**

**1. Call to Order**

Roll Call

**2. Approval of the Minutes**

[17-1414](#) Minutes for November 16 City Planning Commission Meeting

Presenter:  
Rhonda McDonald, Chair

**Attachments:** [Minutes November Draft](#)

**3. Communications**

Rhonda McDonald - Chair

Peter Wysocki - Director of Planning & Development

**4. CONSENT CALENDAR**

**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.)**

- 4.A. [CPC LUM](#) An Ordinance amending the Comprehensive Plan 2020 Land Use Map  
[17-00143](#) reflecting changes from July 1, 2015 through June 30, 2017.

(Legislative)

Presenter:  
Conrad Olmedo, Comprehensive Planner II, Planning and Community  
Development Department  
Carl Schueler, Comprehensive Planning Manager, Planning and  
Community Development Department

**Attachments:** [CPC Staff Report](#)  
[Figure 1 - Ordinance](#)  
[Figure 2 - 2020LUM](#)  
[Figure 3 - 2020 LUM Matrix](#)  
[Figure 4.1 - Index Map 2020 LUM](#)  
[Figure 4.2 - Inset A](#)  
[Figure 4.3 - Inset B](#)  
[Figure 4.4 - Inset C](#)  
[Figure 4.5 - Inset D](#)  
[Figure 4.6 - Inset E](#)  
[Figure 4.7 - Inset F](#)  
[Figure 5 - 2020 LUM Parcel List](#)  
[CPC - PowerPoint](#)

- 4.B.1.** [CPC ZC](#)  
[17-00120](#) Zone change of 5.1 acres from PIP -1 (Planned Industrial Park) to PBC (Planned Business Center) zone district located at 1330 and 1360 Kelly Johnson Boulevard.

(Quasi-Judicial)

Presenter:

Catherine Carleo, Principal Planner, Planning & Community Development

**Attachments:** [CPC Staff Report Caliber at Chapel Hills](#)  
[FIGURE 1 Site Plan Caliber](#)  
[FIGURE 2 Project Statement Caliber](#)  
[FIGURE 3 Zone Change Exhibit](#)  
[FIGURE 4 Admin Relief](#)  
[FIGURE 5 D20 Comment Letter-Correspondence](#)  
[7.5.603 Findings - ZC req CA](#)

- 4.B.2.** [CPC CU](#)  
[17-00121](#) Caliber at Chapel Hills Conditional Use Development Plan illustrating proposed development of 5.1 acres for a multi-family apartment complex comprised of 149 units in three buildings located at 1330 and 1360 Kelly Johnson Boulevard.

(Quasi-Judicial)

Presenter:

Catherine Carleo, Principal Planner, Planning & Community Development

**Attachments:**     [FIGURE 1 Site Plan Caliber](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

## **5. UNFINISHED BUSINESS**

- 5.A.1.**   [CPC MP](#)                      Major amendment of the Banning Lewis Ranch Master Plan changing  
            [87-00381-A20](#)                      the land use of 162 acres from industrial park and retail to residential,  
            [MJ17](#)                                      office, industrial/research and development and neighborhood-scale  
    commercial land uses located east of Marksheffel Boulevard, south of  
    Space Village Avenue, and north and west of undeveloped property  
    within the Banning Lewis Ranch.

(LEGISLATIVE)

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

**Attachments:**     [Postponement Request](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 5.A.2.**   [CPC ZC](#)                              Reagan Ranch zone change of 162 acres from PIP-2/PBC/AO/APZ-1  
            [16-00152](#)                              (Planned Industrial Park/Planned Business Center with Airport Overlay  
    and Accident Potential Zone-1) to PUD/AO/APZ-1 (Planned Unit  
    Development with Airport Overlay and Accident Potential Zone-1)  
    located east of Marksheffel Boulevard, south of Space Village Avenue,  
    and north and west of undeveloped property within the Banning Lewis  
    Ranch.

(QUASI-JUDICIAL)

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

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

- 5.A.3.**   [CPC CP](#)                              A PUD Concept Plan illustrating the amendment of the existing industrial  
            [16-00153](#)                              park land use type and eliminating the retail land use type in favor of  
    residential, office, industrial/research and development and  
    neighborhood-scale commercial land uses located east of Marksheffel  
    Boulevard, south of Space Village Avenue, and north and west of  
    undeveloped property within the Banning Lewis Ranch.

(QUASI-JUDICIAL)

Presenter:

Meggan Herington, Assistant Director, Planning and Community Development

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

## **6. NEW BUSINESS CALENDAR**

- 6.A.** [AR NV](#)  
[17-00569](#) An appeal of an administrative approval for a nonuse variance to allow an 18 foot front yard setback where 25 feet is required to accommodate a 120 square foot shed located at 2429 Zane Circle.

(Quasi-Judicial)

Presenter:

Susanna Dalsing, Planner I, Planning and Community Development

**Attachments:** [CPC Staff Report - 2429 Zane Circle Appeal](#)  
[FIGURE 1- ILC](#)  
[FIGURE 2 - Appeal and Approval Letter](#)  
[FIGURE 3 - Applicant's Project Statement](#)  
[FIGURE 4 - Images of Site](#)  
[FIGURE 5 - Letter in Opposition](#)  
[FIGURE 6 - CSU Letter](#)  
[FIGURE 7 - Original Shed](#)  
[FIGURE 8 - ROD](#)  
[FIGURE 9 -2012 Aerial View](#)

- 6.B.1.** [CPC CA](#)  
[17-00026-A](#) An ordinance amending City Code Section 502 (Development Plans) of Part 5 (Concept Plans and Development Plans) of Article 5 (Administration and Procedures) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Development Review Criteria.

(Legislative)

Presenter:

Meggan Herington, Assistant Planning Director

- Attachments:** [Staff Report UPDATE DP Review Criteria](#)  
[FIGURE 1 Plan\\_Dev-CC\\_DPreviewcriteriaORD-2017-12-04](#)  
[FIGURE 2 Plan\\_Dev-CC\\_ProceduresORD-2017-12-05-clean](#)  
[FIGURE 3 MARCH version Plan\\_Dev-DPReviewCriteria](#)  
[FIGURE 4-Concept Plans and Development Plans](#)  
[Figure 5- DP Review Criteria PowerPoint - 4-24-17](#)  
[CPC Minutes 3.16.17 Draft](#)

**6.B.2. [CPC CA 17-00026-B](#)** An ordinance amending Section 503 (Concept Plan and Development Plan Application Review Procedures) of Part 5 (Concept Plans and Development Plans) of Article 5 (Administration and Procedures) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Reviewing Authorities.

(Legislative)

Presenter:  
 Meggan Herington, Assistant Planning Director

- Attachments:** [FIGURE 2 Plan\\_Dev-CC\\_ProceduresORD-2017-12-05-clean](#)

**6.C.1. [CPC MPA 02-00101-A8 MJ17](#)** The North Nevada Avenue Transportation Sub-Plan supporting implementation of the Renew North Nevada Avenue Master Plan

(Legislative)

Presenter:  
 Nina Vetter, Strategic Plan & Business Process Administrator  
 Peter Wysocki, Planning & Community Development Director

- Attachments:** [North Nevada Overlay Staff Report 12-4 - Revised](#)  
[NorthNevadaAveTransportationSub-PlanORD-23017-12-12](#)

**6.C.2. [CPC CA 17-00138-A1](#)** An ordinance amending Section 105 (Establishment of Zone Districts) of Part 1 (Basic Provisions) of Article 2 (Basic Provisions, Definitions and Land Use Types and Classifications) of the Code of the City of Colorado Springs 2001, as Amended, Pertaining to a North Nevada Avenue Overlay District.

(Legislative)

Presenter:  
 Nina Vetter, Strategic Plan & Business Process Administrator

Peter Wysocki, Planning & Community Development Director

**Attachments:** [North Nevada Ave Basic Provision-Pt1Art2-ORD-2017-12-12](#)

- 6.C.3.** [CPC CA 17-00138-A2](#) An ordinance creating Section 509 of Part 5 (Overlay Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as Amended, Pertaining to a North Nevada Avenue Overlay District.

(Legislative)

Presenter:

Nina Vetter, Strategic Plan & Business Process Administrator  
Peter Wysocki, Planning & Community Development Director

**Attachments:** [North Nevada Overlay Zone Creating Overlay ORD-2017-12-12](#)

- 6.C.4.** [CPC CA 17-00138-B](#) North Nevada Avenue Zoning Overlay Design Guidelines supporting the adoption of the North Nevada Avenue Overlay Zone guiding new development and redevelopment within the overlay.

(Legislative)

Presenter:

Nina Vetter, Strategic Plan & Business Process Administrator  
Peter Wysocki, Planning & Community Development Director

**Attachments:** [NorthNevadaAveZoningOverlayDesignGuidelinesORD-2017-12-12](#)  
[Design Guidelines 12-12-17](#)

## **7. Adjourn**