



City of Colorado Springs

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

Meeting Minutes - Final Planning Commission

Thursday, May 19, 2016

8:30 AM

Council Chambers

- 5.D.1 CPC MPA** A major amendment to the Woodmen Heights Master Plan changing
06-00206-A7 the land use designation of 13.3 acres from Neighborhood
MJ16 Commercial/Office to Residential (16-24.99 Dwelling Units per Acre).

(Legislative)

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

Attachments: CPC Staff Report_Copper Range Apts
Figure 1 - PUD Development Plan-Site Plan
Figure 2 - Project Statement
Figure 3 - Immediate Abutters Comments
Figure 4 - Neighbor's Comments
Figure 5 - Concept Plan
Vicinity Map
7.5.408 MASTER PLAN REVIEW CRITERIA

Motion by Walkowski, seconded by Smith, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of

- 5.D.2 CPC ZC** An ordinance amending the zoning map of the City of Colorado
16-00028 Springs pertaining to 3.8 acres located to the northeast of the Black
Forest Road and Woodmen Road intersection from A/AO (Agricultural
with Airport Overlay) to PBC/AO (Planned Business Center with
Airport Overlay).

(Quasi-Judicial)

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

- Attachments:** ZC_ORD_Copper_PBC-AO
 Exhibit A_Legal Description - PBC Zone Change
 Exhibit B_Layout_PBC Zone Change
 7.5.603 Criteria for granting zone changes

Motion by Walkowski, seconded by Smith, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of

- 5.D.3 CPC PUZ 16-00031** An ordinance amending the zoning map of the City of Colorado Springs pertaining to 13.3 acres located to the northeast of the Black Forest Road and Woodmen Road intersection from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay: Multi-Family Residential land use, 18.1 dwelling units per acre, 45-foot height maximum).

(Quasi-Judicial)

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

- Attachments:** ZC_ORD_PUD_Copper
 Exhibit A_Legal Description - PUD Zone Change
 Exhibit B_Layout_PUD Zone Change
 Vicinity Map
 7.3.603 Establishment & Development of a PUD Zone
 7.5.603 Criteria for granting zone changes

Motion by Walkowski, seconded by Smith, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of

- 5.D.4 CPC CP 16-00033** Woodmen Heights Commercial/Office concept plan pertaining to 3.8 acres illustrating two commercial development sites with associated surface parking areas, located at the Black Forest Road and Woodmen Road intersection.

(Quasi-Judicial)

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

Attachments: Figure 5 - Concept Plan
7.5.501.E Concept Plans

Motion by Walkowski, seconded by Smith, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of

5.D.5 CPC PUD 16-00034 The Copper Range Apartments PUD development pertaining to 13.3 acres for a multi-family residential development with 240 dwelling units contained within 10 multi-family buildings, located near the Black Forest Road and Woodmen Road intersection.

(Quasi-Judicial)

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

Attachments: Figure 1 - PUD Development Plan-Site Plan
7.5.502.E Development Plan Review
7.3.606 PUD Development Plan

Motion by Walkowski, seconded by Smith, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of

Approval of the Consent Agenda

These items will be acted upon as a whole, unless a specific item is called for any discussion by Commissioner, Staff, or citizen.

5.A.1 - CPC ZC 16-00037 - A zone change rezoning 3.81 acres from OC to PBC (Planned Business Center) located northwest of the East Woodmen Road and Campus Drive intersection.

5.A.2 - CPC CP 16-00038 - A concept plan for 3.81 acres of mixed restaurant and office uses located northwest of the East Woodmen Road and campus Drive.

5.B.- CPC ZC 16-00053 - A zone change rezoning 10.5 acres from PBC/HR/AO (Planned Business Center with High Rise and Airport Overlays) to PF/AO (Public Facility with Airport Overlay) 0.2 miles east of the intersection of South Academy Boulevard and Academy Park Loop to accommodate future development of a city of Colorado Springs Police substation.

5.C.1 - CPC MP 87-000381-A15MJ16 - A major amendment to the Banning Lewis Ranch Master Plan changing the land use of 153 acres from Industrial to Neighborhood Commercial and Residential.

5.C.2 - CPC PUZ 16-00010 - The Enclaves at Mountain vista PUD

Zone Change rezoning 135.63 acres from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development Residential - 3.5 - 7.99 dwelling units per acre with a maximum building height of 36 feet with Streamside and Airport Overlays) located east of Marksheffel Boulevard and South of Barnes Road extension in Banning Lewis Ranch.

5.C.3 - CPC PUZ 16-00011 - The Enclaves at Mountain Vista PBC zone Change of 17.7 acres from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PBC/AO (Planned Business Center with Airport Overlay) located east of Marksheffel Boulevard and South of the Barnes Road extension in the Banning Lewis Ranch.

5.C.4 - CPC PUP 16-00013 - The Enclaves at Mountain Vista concept plan illustrating the future development of residential single-family attached and detached parks, open space and school site with supporting neighborhood commercial located east of Marksheffel Boulevard and South of the Barnes Road extension in the Banning Lewis Ranch.

5.D.1 - CPC MPA 06-00206-A7MJ16 - Woodmen Heights Master Plan Major Amendment changing the land use designation from Neighborhood Commercial/Office to Residential (16 - 24.99 Dwelling Units per Acre).

5.D.2 - CPC ZC 16-00028 - Woodmen Heights zone change of 3.8 acres from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay) located northeast of Black Forest Road and Woodmen Road intersection.

5.D.3 - CPC PUZ 16-00031 - Copper Range Apartments PUD zone changed of 13.3 acres from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay) located near the Black Forest Road and Woodmen Road intersection.

5.D.4 - CPC CP 16-00033 - Woodmen Heights Commercial/Office Concept Plan for 3.8 acres illustrating two commercial development sites with associated surface parking areas located northeast of the Black Forest Road and Woodmen Road intersection.

5.D.5 - CPC PUD 16-00034 - Copper Range Apartments PUD Development Plan for a multi-family residential development with 240 dwelling units contained within 10 multi-family buildings, located near the Black Forest Road and Woodmen Road intersection.

Motion by Walkowski, seconded by Smith, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of

Aye 8 - McDonald, Chairperson Phillips, Henninger, Markewich, Walkowski, Graham, Gibson and Smith

Absent 1 - Shonkwiler