

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, August 15, 2019**

**8:30 AM**

**Council Chambers**

**Planning Commission**

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

- A. [19-433](#) Minutes for the June 20, 2019 City Planning Commission Meeting

Presenter:

Reggie Graham, Chair, City Planning Commission

**Attachments:** [Draft CPC 06.20.19.mins](#)

**3. Communications**

Peter Wysocki - Director of Planning & Community Development

**4. CONSENT CALENDAR**

**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.)**

**Fountain Self Storage**

- A. [CPC ZC  
18-00083](#) A zone change of 4.77 acres from OC/PBC/cr/AO (Office Complex and Planned Business Center with conditions of record and Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay) located southwest of East Fountain Boulevard and Alvarado Drive.

(QUASI-JUDICIAL)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

**Attachments:** [CPC Staff Report Fountain Self Storage](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Zoning Exhibit](#)

[Figure 3 - Development Plan](#)

[Figure 4 - PlanCOS](#)

[Figure 5 - Land Uses](#)

[7.5.603.B Findings - ZC](#)

- B. [CPC DP  
18-00084](#) The Fountain Self-Storage Development Plan illustrating a mini-warehouse facility on 4.77 acres located southwest of East Fountain Boulevard and Alvarado Drive.

(QUASI-JUDICIAL)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

**Attachments:**

[Figure 3 - Development Plan](#)

[7.5.502.E Development Plan Review](#)

**Street Name Change - Victor Place to N Powers Frontage Rd**

- C. [CPC SN 19-00083](#) A street name change from Victor Place to North Powers Frontage Road for the northern portion of the public street that directionally stems northbound from Victor Place to its terminus.

(Quasi-Judicial)

Presenter:

Meggan Herington, Assistant Director of Planning, Planning and Community Development

**Attachments:**

[CPC Staff Report\\_Victor Place SNC](#)

[Figure 1 Project Statement](#)

[Figure 2 Owner Signatures](#)

[Figure 3 North Powers Frontage Road Street Drawing](#)

[7.7.704.D.7 Street Name Changes Review Criteria](#)

**Items Called Off Consent**

**5. UNFINISHED BUSINESS**

**CMRS Transit Mix**

- 5.A. [AR CM2 18-00636](#) An appeal of the administrative denial of the Wahsatch Ave Transit Mix US-CO-5068 CMRS Development Plan for the installation of the 80' monopine tower with equipment shelter located at 444 East Costilla Street.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

**6. NEW BUSINESS CALENDAR**

**Trailside at Cottonwood Creek**

- 6.A. [CPC PUZ  
19-00061](#) A zone change pertaining to 15.67 acres, changing the zoning from OC/PBC/AO/SS (Office Complex and Planned Business Center with Airport Overlay and Streamside Overlay) to PUD/AO/SS (Planned Unit Development with Airport Overlay and Streamside Overlay) for small-lot residential development with a maximum density of 3.6 dwelling units per acre and 35-foot maximum building height, located at the southwest corner of Woodmen Road and Austin Bluffs Parkway.

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

**Attachments:**

- [CPC Report\\_Trailside](#)
- [Figure 1 - Project Statement](#)
- [Figure 2 - Emails from six neighbors](#)
- [Figure 3 - Email from Academy School District 20](#)
- [Figure 4 - PUD Zone Change Exhibit](#)
- [Figure 5 - Concept Plan Amendment](#)
- [Figure 6 - PUD Development Plan](#)
- [FIGURE 7 - Area Context Map](#)
- [7.3.603 Establishment & Development of a PUD Zone](#)
- [7.5.603.B Findings - ZC](#)

- 6.B. [CPC CP  
08-00142-A7  
MN19](#) A minor concept plan amendment changing the land use designation of 15.67 acres from commercial and medical office to single-family residential, located at the southwest corner of Woodmen Road and Austin Bluffs Parkway.

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

**Attachments:**

- [Figure 5 - Concept Plan Amendment](#)
- [7.5.501.E Concept Plans](#)

- 6.C. [CPC PUD  
19-00063](#) The Trailside at Cottonwood Creek PUD Development Plan proposing 56 single-family lots on 15.67 acres with a maximum building height of 35-feet, located at the southwest corner of Woodmen Road and Austin Bluffs Parkway.

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

**Attachments:**

- [Figure 6 - PUD Development Plan](#)
- [7.3.606 PUD Development Plan](#)
- [7.5.502.E Development Plan Review](#)

**Pony Park**

**6.D. [CPC PUZ](#)  
[19-00006](#)**

A zone change of 4 acres from R-1 6000/DF/AO (Single-Family Residential with a Design Flexibility Overlay and an Airport Overlay) to PUD (Planned Unit Development: Single-Family Residential with a maximum height of 35 feet and a maximum gross density of 9 dwelling units per acre) 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](#)
- [Figure 1 - Development Plan](#)
- [Figure 2 - Project Statement](#)
- [Figure 3 - Existing Land Uses and Surrounding Zoning](#)
- [Figure 4 - Public Comments Received During Initial Review](#)
- [Figure 5 - Public Comments Received Following 2nd Neighborhood Meeting](#)
- [Figure 6 - Aerial Overlay](#)
- [Figure 7 - PlanCOS Analysis](#)
- [7.5.603.B Findings - ZC](#)
- [7.3.603 Establishment & Development of a PUD Zone](#)

**6.E. [CPC PUD](#)  
[19-00007](#)**

A development plan for the Pony Park Residences, a 4 acre single-family residential development located southwest corner of Peterson Road and Pony Tracks Drive.

(QUASI-JUDICIAL)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

**Attachments:**

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

**CMRS 535 Airport Creek**

- 6.F. [CPC CM1  
18-00100](#) A conditional use for a Commercial Mobile Radio Service (CMRS) installation of a 50-foot monopine cellular tower with enclosed equipment shelter located at 575 Airport Creek Point.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

**Attachments:**

[CPC Staff Report\\_CMRS 575 Airport Creek](#)

[FIGURE 1 SITE PLANS](#)

[FIGURE 2 PROJECT STATEMENT ORIGINAL](#)

[FIGURE 3 LAND USES](#)

[FIGURE 4 NEIGHBORHOOD COMMENTS](#)

[FIGURE 5 RESPONSE FROM APPLICANT](#)

[FIGURE 6 NEIGHBORHOOD COMMENTS](#)

[FIGURE 7 NEW APPLICANTS RESPONSE](#)

[FIGURE 8 NEIGHBORHOOD RESPONSE](#)

[FIGURE 9 PLANCOS](#)

[7.5.704 Conditional Use Review](#)

[7.4.607 Site Selection and Collocation req](#)

[7.4.608 Design Criteria & construction standards](#)

**7. Presentations/Updates****8. Adjourn**