



City of Colorado Springs

Regular Meeting Agenda Planning Commission

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

Thursday, February 18, 2016

8:30 AM

Council Chambers

CITY PLANNING COMMISSION MEETING PROCEDURES

MEETING ORDER:

The City Planning Commission will hold its regular meeting on Thursday, February 18, 2016 at 8:30 a.m. in the City Hall Council Chambers at 107 North Nevada Avenue, Colorado Springs, Colorado.

The Consent Calendar will be acted upon as a whole unless a specific item is called up for discussion by a Planning Commissioner, a City staff member, or a citizen wishing to address the Planning Commission.

When an item is presented to the Planning Commission the following order shall be used:

- City staff presents the item with a recommendation;
- The applicant or the representative of the applicant makes a presentation;
- Supporters of the request are heard;
- Opponents of the item will be heard;
- The applicant has the right of rebuttal;
- Questions from the Commission may be directed at any time to the applicant, staff or public to clarify evidence presented in the hearing.

VIEW LIVE MEETINGS:

To inquire of current items being discussed during the meeting, please contact the Planning & Community Development Team at 719-385-5905, tune into local cable channel 18 or live video stream at coloradosprings.legistar.com.

In accord with the Americans with Disabilities Act of 1990 ("ADA"), the City of Colorado Springs will not discriminate against qualified individuals with disabilities. Should you require an auxiliary aid and/or service to participate in an upcoming Planning Commission meeting, please contact the Planning & Community Development offices at (719) 385-5905 as soon as possible but no later than 48 hours before the scheduled monthly meeting so that we can do our best to accommodate your needs.

Each application that comes before the Planning Commission is reviewed using the applicable criteria located in the Appendix of the Planning Commission Agenda.

**CITY PLANNING COMMISSION
APPEAL INSTRUCTIONS**

In accordance with Chapter 7, Article 5, Part 906 (B) (1) of the City Code, "Any person may appeal to the City Council any action of the Planning Commission or an Downtown Review Board or Historic Preservation Board in relation to this Zoning Code, where the action was adverse to the person by filing with the City Clerk a written notice of appeal. The notice of appeal shall be filed with the City Clerk no later than ten (10) days after the action from which appeal is taken, and shall briefly state the grounds upon which the appeal is based."

Accordingly, any appeal relating to this Planning Commission meeting must be submitted to the City Clerk (located at 30 S. Nevada Avenue, Colorado Springs, CO 80903) by:

February 29, 2016 by close of business.

A \$176 application fee and a justification letter specifying your specific grounds of appeal shall be required. The appeal letter should address specific City Code requirements that were not adequately addressed by the Planning Commission. City Council may elect to limit discussion at the appeal hearing to the matters set forth in your appeal letter.

1. Approval of the Record of Decision (minutes) for the January 21, 2016 City Planning Commission Meeting.
3. Consent Calendar
4. Unfinished Business Calendar
5. New Business Calendar

3. CONSENT CALENDAR

- 3.A.1** [CPC MP
06-00219-A6
MN15](#) A request by NES, Inc. on behalf of Classic Development-Flying Horse, LLC for approval of an amendment to the Flying Horse Master Plan. The amendment changes the land use of a 1.44-acre site from Residential to Office.
(Quasi-Judicial)

Presenter:
Meggan Herington, Planning Manager, Planning and Community Development

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

- 3.A.2** [CPC ZC
15-00136](#) A request by NES, Inc. on behalf of Classic Development-Flying Horse, LLC for approval A zone change of 1.44 acres from PUD (Planned Unit Development-Residential) to OC (Office Complex).
(Quasi-Judicial)

Presenter:
Meggan Herington, Planning Manager, Planning and Community Development

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

3.A.3 [CPC CP
15-00137](#)

A request by NES, Inc. on behalf of Classic Development-Flying Horse, LLC for approval of the Flying Horse Parcel Number 25A concept plan that illustrates a 11,450 square feet office building with associated parking, screening and landscaping.

Presenter:

Meggan Herington, Planning Manager, Planning and Community Development

Attachments:

[Flying Horse #25 Staff Report](#)

[FIGURE 1 Plans A1](#)

[FIGURE 2 Project Statement A1](#)

[FIGURE 3 Neighbor Comments A1](#)

[7.5.501.E Concept Plans](#)

3.B. [CPC ZC
16-00004](#)

Request by Mountain View Electric on behalf of BLH No. 1, LLC for approval of the following application A change of zone classification from R1-6000 (Single- Family Residential) to PF (Public Facility) for the Geesen Electrical Substation. The subject property consists of 4.29 acres and is located one mile northwest of the intersection of Drennan Road and Mockingbird Lane.

Presenter:

Meggan Herington, Manager, Planning and Community Development

Attachments:

[Herington Staff Report](#)

[Figure 1 Plans](#)

[Figure 2 Project Statement](#)

[7.5.603.B](#)

[7.3.402.A](#)

3.C. [CPC CU
15-00129](#)

A request by Assisted Living at the Spring, LLC for approval of a conditional use development plan to allow a Human Service Facility in a PBC/AO (Planned Business Center with Airport Overlay) zone district. The project is for a 30 bed assisted living facility. The site is zoned PBC/AO (Planned Business Center with Airport Overlay), contains 0.61 acres and is located at 1605 Jet Wing Drive. (Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development

Attachments:

[CPC staff report - Assisted Living at the Spring - LT](#)

[FIGURE 1 - conditional use development plan](#)

[FIGURE 2 - project statement](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

3.D.1 [CPC PUZ
15-00092](#)

A request by NES, Inc. on behalf of Park 5th Avenue Development Company LLC for approval a zone change from OC/CR/PUD/HS/SS (Office Complex with Conditions of Record and Planned Unit Development with Hillside and Streamside Overlays) to PUD/SS (Planned Unit Development with Streamside Overlay).
(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

Attachments:

[7.5.603.B](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

3.D.2 [CPC PUD
15-00093](#)

A request by NES, Inc. on behalf of Park 5th Avenue Development Company LLC for approval of the Wildgrass PUD Development Plan. The plan illustrates the layout of 76 single-family attached (duplex) residential lots with associated parking and landscaping.
(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

Attachments:

[WILDGRASS STAFF REPORT](#)

[FIGURE 1 - SITE PLANS-A1](#)

[FIGURE 2 - PROJECT STATEMENT_A1](#)

[FIGURE 3 - OC ZONE MAP_A1](#)

[7.3.605](#)

[7.5.502.E Development Plan Review](#)

4. UNFINISHED BUSINESS

- 4.A [CPC CA
15-00145](#) Ordinances pertaining to marijuana consumption clubs and other matters pertaining thereto.

Presenter:

Peter Wysocki, Director, Planning and Community Development

Attachments:

[MJ clubs staff report Feb. 18 CPC](#)

[marijuana consumption clubs memo](#)

[Option 1 - MJ ClubDefinitionsAndZoningUseTablesORD-IndustrialOnly-2016-0;](#)

[Option 2 - MJ ClubDefinitionsAndZoningUseTablesORD-IndustrialOnly-CondTL](#)

[Option 3 - MJ ClubDefinitionsAndZoningUseTablesORD-NotPermitted-2016-02](#)

4.B.1 [16-00063](#)

A request by Kimley-Horn & Associates on behalf of Garden of the Gods Club LLC for approval of a zone change from R/HS (Residential Estate with Hillside Overlay) and R-5/HS (Multi-family with Hillside Overlay) to PUD/HS (Planned Unit Development with Hillside Overlay).

The subject property is located south of Fillmore Street and Grand Vista Circle, is currently zoned R/HS (Residential Estate with Hillside Overlay) and R-5/HS (Multi-family with hillside overlay) and consists of 25.62 acres. This item was referred back to the City Planning Commission by City Council based on an appeal filed to consider Chapter 6 of the Comprehensive Plan.

Presenter:

Mike Schultz, Principal Planner, Planning and Community Development

Attachments:

[Review Criteria 7.5.603.B](#)

[Review Criteria 7.3.603](#)

4.B.2 [16-00075](#)

A request by Kimley-Horn & Associates on behalf of Garden of the Gods Club LLC for approval of a PUD concept plan proposing a multi-story facility with a maximum of 266 independent living units, 40 memory care units, 66 assisted living units and 56 skilled nursing units with a maximum building height of 67-ft.

The subject property is located south of Fillmore Street and Grand Vista Circle, is currently zoned R/HS (Residential Estate with Hillside Overlay) and R-5/HS (Multi-family with hillside overlay) and consists of 25.62 acres. This item was referred back to the City Planning Commission by City Council based on an appeal filed to consider Chapter 6 of the Comprehensive Plan.

Presenter:

Mike Schultz, Principal Planner, Planning and Community Development

Attachments:

[Sentinel Ridge Feb CPC Report](#)

[Figure 1 - Sentinel Ridge Concept Plans \(11x17\) A1](#)

[Figure 2 - Project Statement A1](#)

[Figure 3 - Garden of the Gods Club MP 2008 A1](#)

[Figure 4 - Neighborhood Opposition A1](#)

[Figure 5 - Jim Kin Appeal Letter A1](#)

[Figure 6 - View Perspectives A1](#)

[Figure 7 - Sentinel Ridge Map HS Review A1](#)

[Figure 8 - Centennial PUD Plan A1](#)

[Figure 9 - CGS Letter A1](#)

[Figure 10 - Terracon Response Letter A1](#)

[Figure 11 - Proposed Parkland Dedication A1](#)

[Figure 12 - 2020 Comprehensive Plan Map A1](#)

[Figure 13 - 2008 Staff report on G of G Club MP A1](#)

[Record of Decision - Sentinel Ridge CPC 12-17-15 Draft Minutes](#)

[7.3.603 PUD ZONE CHANGE REVIEW CRITERIA](#)

5. NEW BUSINESS CALENDAR

- 5.A. [CPC CU 15-00132](#) A request by Patrick Meade for Iron Mountain Demolition and Roll-Off for an approval of the following application:

A conditional use to allow a construction and demolition debris transfer facility within the M-1 (Light Industrial) zone district.

The subject property consists of 1.2 acres and is located at 3310 and 3320 North Cascade Avenue.

Presenter:

Hannah Van Nimwegen, Planner II, Planning and Community Development

Attachments:

[CPC CU 15-00132-Staff Report](#)

[FIGURE 1. Site Plan_A1](#)

[FIGURE 2. Project Statement_A1](#)

[FIGURE 3. Surrounding Land Use and Commenter Map_A1](#)

[FIGURE 4. Public Comments_A1](#)

[FIGURE 5. Public Comment Responses_A1](#)

[FIGURE 6. Letters of Support_A1](#)

[FIGURE 7. 3105-3150 N Cascade land use viol_A1](#)

[FIGURE 8. 3106 50 3310 20 N Cascade land use viol_A1](#)

[FIGURE 9. Proposed Mitigation Measures_A1](#)

[FIGURE 10. Cleaning Schedule_A1](#)

[FIGURE 11. Suspect material sample 10-21-2015_A1](#)

[7.5.704 Conditional Use Review](#)

- 5.B.1** [CPC ZC
16-00002](#) Request by Equity Ventures on behalf of Ethan Allen Retail Inc., for approval of a change of zone district from PBC/CR (Planned Business Center with Conditions of Record) to PBC/CR (Planned Business Center with Conditions of Record). The change would allow for a change to the conditions of record and use restrictions to allow Specialty Food Sales in a facility no larger than 18,000 square feet. (Quasi-Judicial)

Presenter:
Katie Carleo, Principal Planner, Planning and Community Development

Attachments: [7.5.603.A.B. Amendments to Zoning Code](#)

- 5.B.2** [CPC DP
98-00346-A7
MN16](#) Request by Equity Ventures on behalf of Ethan Allen Retail Inc., for approval of a minor amendment to the Shoppes on Academy Development Plan. The amendment would allow for a change to the conditions for allowable uses to allow Specialty Food Sales, facility no larger than 18,000 square feet, on Lot 3 only.

The site consists of 1.29 acres is currently zoned PBC/CR (Planned Business Center with Conditions of Record) and located northwest of Shrider Rd and North Academy Blvd at 7298 N. Academy Blvd . (Quasi-Judicial)

Presenter:
Katie Carleo, Principal Planner, Planning and Community Development

Attachments: [Natural Grocers Staff Report](#)
[FIGURE 1 DP Minor Amendment A1](#)
[FIGURE 2 Project Statement A1](#)
[FIGURE 3 Neighborhood Comments A1](#)
[FIGURE 4 Zone Change A1](#)
[7.5.502.E Development Plan Review](#)

5.C.1 [CPC DP
15-00104](#)

A request by Olsson Associates on behalf of Kum & Go and FN, LLC - Wiepking Real Estate Investment for approval of a development plan for Kum & Go # 687 for the purpose of a convenience store including fuel sales. The site consists of 2.47 acres and located just east Wooten at the northeast corner of Wooten and E. Platte Ave., is zoned C-5/AO/APZ-2 (Intermediate Business with Airport Overlay and Accident Potential Subzone 2).
(Quasi-Judicial)

Presenter:
Mike Schultz, Principal Planner, Planning and Community Development

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

5.C.2 [CPC V
15-00106](#)

A request by Olsson Associates on behalf of Kum & Go and FN, LLC - Wiepking Real Estate Investment for approval of Vacation of Right-of-Way for a portion of Edison Rd. The vacation request consists of the 40-foot right-of-way width and a length of approximately 180-feet consisting of 16,737 square feet (.384 acres). The site consists of 2.47 acres and located just east Wooten at the northeast corner of Wooten and E. Platte Ave., is zoned C-5/AO/APZ-2 (Intermediate Business with Airport Overlay and Accident Potential Subzone 2).
(Quasi-Judicial)

Presenter:
Mike Schultz, Principal Planner, Planning and Community Development

Attachments: [Kum and Go CPC Memo - Feb](#)
[Fig 1 - DP A1](#)
[Fig 2 - Project Statement A1](#)
[Fig 3 - Vacation of ROW A1](#)
[Fig 4 - Aerial Exhibit A1](#)
[7.7.402.C Vacation Procedures](#)

5.D.1 [CPC ZC
15-00130](#)

A request by FN, LLC for approval of a zone change from PIP-1/CU/AO/APZ-2 (Planned Industrial Park with a Conditional Use and Airport Overlay and Accident Potential Subzone 2) to C-5/AO/APZ-2 (Intermediate Business with Airport Overlay and Accident Potential Subzone 2).

Presenter:

Mike Schultz, Principal Planner, Planning and Community Development

Attachments:

[7.5.603.A.B. Criteria for Granting Zone Changes](#)

5.D.2 [CPC CP
15-00131](#)

A request by FN, LLC for approval of a concept plan for Platte Business Center Filing 2B to allow for two commercial lots. This plan is in conjunction with the proposed realignment of Edison Ave.

The subject property consists of 5.62 acres, located at 4930 Edison Ave and is currently zoned PIP-1/CU/AO/APZ-2 (Planned Industrial Park with a Conditional Use and Airport Overlay and Accident Potential Subzone 2).
(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning and Community Development

Attachments:

[Platte Business Center Feb CPC memo](#)

[Figure 1 - Concept Plan_A1](#)

[Figure 2 - Project Statement_A1](#)

[Figure 3 - Aerial Exhibit_A1](#)

[7.5.501.E Concept Plans](#)