

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, April 20, 2017

8:30 AM

Council Chambers

Planning Commission

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

[CPC 237](#) Minutes for the March 16, 2017, City Planning Commission Meeting

Presenter:

Eric Phillips, Chair, City Planning Commission

Attachments: [CPC Minutes 3.16.17 Draft](#)

3. Communications

2.A. [CPC-038](#) Chair Eric Phillips

2.B. [CPC-002](#) Director Updates, Peter Wysocki

4. CONSENT CALENDAR

4.A.1 [CPC ZC
17-00015](#) Helen Hunt Community Center zone change for 2.8 acres from R2 (Two-Family Residential) to PBC/cr (Planned Business Center with conditions of record), located at 917 East Moreno Avenue

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report_Helen Hunt Community Center](#)
[FIGURE 1 - Development Plan](#)
[FIGURE 2 - Project Statement](#)
[7.5.603.B Establishment or change of zone district boundaries](#)

4.A.2 [CPC DP
17-00016](#)

Helen Hunt Community Center Development Plan illustrating a two phase project for the renovation of the existing structures onsite and installation of a new parking lot located at 917 East Moreno Avenue

(Quasi-Judicial)

Presenter:
Lonna Thelen, Principal Planner, Planning & Community
Development

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

4.B. [CPC CU
17-00022](#)

Conditional Use to establish a hemp cannabidiol (hemp oil) extraction and hemp oil product manufacturing facility on a 16-acre property zoned PIP-1 with AO (Planned Industrial Park with Airport Overlay) and addressed as 615 Wooten Drive

(Quasi-Judicial)

Presenter:
Michael Turisk, Planner II, Planning & Community Development

Attachments: [CPC Staff Report_Platte Business Ctr_CPC CU 17-00122](#)
[FIGURE 1 - Project Statement](#)
[FIGURE 2 - Site Plan](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.B Development App Plan Review Criteria](#)

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.)

5. UNFINISHED BUSINESS**6. NEW BUSINESS CALENDAR**

- 6.A.1** [CPC MPA
04-00043-A3
MN17](#) Minor Amendment to the Hill Properties Master Plan adding 27.79 acres designated as hospital, office, medical office, commercial and private open space.

(Quasi-Judicial)

Presenter:
Michael Schultz, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report_Penrose Hosp](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Comments of Mesa Committee re Penrose PUD zoning application](#)
[Figure 3 - Resident Comments](#)
[Figure 4 - Original PUP](#)
[Figure 5 - Master Plan Amendment](#)
[Figure 6 - Concept Plan Amendment](#)
[Figure 7 - Traffic Analysis Recommendations](#)
[Figure 8 - Geologic Hazard Executive Summary](#)
[Figure 9 - Comp Plan Chap 6](#)
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 6.A.2** [CPC PUZ
17-00030](#) Penrose-St. Francis zone change of 78.84 acres from PUD (Planned Unit Development) and R (Residential Estate) to PUD (Planned Unit Development; hospital, office, medical office, general commercial, 1,850,000 gross floor area, 165-foot maximum building height), located at the northeast corner of Centennial Boulevard and Fillmore Street.

(Quasi-Judicial)

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

Attachments: [Figure 6 - Concept Plan Amendment](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603 Findings - ZC req CA](#)

- 6.A.3** [CPC PUP
15-00052-A1
MJ17](#) Major Amendment to the Penrose-St. Francis New Campus concept plan adding 27.79 acres for a total concept area of 78.84 acres for hospital, office and commercial uses located at the northeast corner of Centennial Boulevard and Fillmore Street

(Quasi-Judicial)

Presenter:

Michael Schultz, Principal Planner, Planning and Community Development

Attachments:

[Figure 4 - Original PUP](#)

[Figure 6 - Concept Plan Amendment](#)

[7.3.605 PUD Concept Plan](#)

[7.5.501.E Concept Plans](#)

- 6.B.1** [CPC PUZ
16-00096](#) Fillmore Apartments rezone of 5.012 acres from R/HS (Residential Estate with Hillside Overlay) to PUD (Planned Unit Development; multi-family residential, 18.12 dwelling units per acre, maximum building height 55 feet) located at the southeast corner of West Fillmore Street and Grand Vista Circle

(Quasi-Judicial)

Presenter:

Michael Schultz, Principal Planner, Planning and Community Development

Attachments:

[CPC Staff Report_Fillmore Apts](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Fillmore Apts CP](#)

[Figure 3 - Resident emails](#)

[Figure 4 - Phillip Neal email and photos](#)

[Figure 5 - Geohazard Investigation summary](#)

[Figure 6 - Geohazard Surficial Geo Conditions](#)

[Figure 7 - Comp Plan Chap 6](#)

[Figure 8 - 2020 land Use map and master plan matrix](#)

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

[7.5.603.B Establishment or change of zone district boundaries](#)

- 6.B.2** [CPC PUP
16-00097](#) PUD concept plan for the Fillmore Apartments identifying two apartment buildings and one office/clubhouse building on 5.012 acres located at the southeast corner of West Fillmore Street and Grand Vista Circle

(Quasi-Judicial)

Presenter:
Michael Schultz, Principal Planner, Planning & Community Development

Attachments: [Figure 2 - Fillmore Apts CP](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

- 6.C.1** [CPC A
16-00133-1](#) Kum & Go Store 689 Annexation Number 1 located at the northeast corner of Austin Bluffs Parkway and Park Vista Boulevard consisting of .773 acres.

(Legislative)

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

Attachments: [CPC Staff Report_KumandGo](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Kum and Go Store 689 Annexation Number 1](#)
[Figure 3 - Kum and Go Store 689 Annexation Number 2](#)
[Figure 4 - Pearl Drive Vacation Plat](#)
[Figure 5 - Zoning Map](#)
[Figure 6 - Kum and Go Store 689 DP](#)
[Figure 7 - Enclave Map](#)
[7.6.203-Annexation Conditions](#)

6.C.2 [CPC A](#)
[16-00133-2](#)

Kum & Go Store 689 Annexation Number 2 located at the northeast corner of Park Vista Boulevard and Pearl Drive consisting of .814 acres

(Legislative)

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

Attachments: [Figure 3 - Kum and Go Store 689 Annexation Number 2](#)
[7.6.203-Annexation Conditions](#)

6.C.3 [CPC V](#)
[16-00147](#)

Vacation of Pearl Drive right-of-way between Park Vista Boulevard and Cobalt Drive consisting of 9,096 square feet

(Legislative)

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

Attachments: [Figure 4 - Pearl Drive Vacation Plat](#)
[7.7.402.C Vacation Procedures](#)

6.C.4 [CPC ZC](#)
[16-00146](#)

The establishment of a PBC/AO (Planned Business Center with Airport Overlay) zone district for 1.539 acres located at the northeast corner of Park Vista Boulevard and Pearl Drive

(Legislative)

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

Attachments: [Figure 5 - Zoning Map](#)
[7.5.603 Findings - ZC req CA](#)

6.C.5 [CPC DP
16-00148](#)

A Development Plan illustrating a 6,210 square foot convenience store and 6 fueling pumps on 1.539 acres located at the northeast corner of Austin Bluffs Parkway and Park Vista Boulevard

(Quasi-Judicial)

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

Attachments: [Figure 6 - Kum and Go Store 689 DP](#)
[7.5.502.E Development Plan Review](#)

6.C.6 [CPC NV
16-00149](#)

A Non-use Variance to allow a 9-foot front yard building setback where a 25-foot front yard setback is required along Cobalt Drive

(Quasi-Judicial)

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

Attachments: [Figure 6 - Kum and Go Store 689 DP](#)
[7.3.204](#)
[7.5.802 Nonuse Variance](#)

7. Adjourn