



# City of Colorado Springs

City Administration Building  
30 S Nevada Ave, Suite  
102

## Work Session Meeting Agenda Planning Commission Informal

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Thursday, March 9, 2017

8:30 AM

30 S Nevada Ave, Suite 102

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### 1. Call to Order

### 2. Updates

### 3. Communications

- 3.A. [CPC-038](#) Chair Eric Phillips
- 3.B. [CPC-002](#) Director Updates, Peter Wysocki
- [CPC-003](#) DRB Updates, Ryan Tefertiller / Commissioner Walkowski

### 4. CONSENT CALENDAR

- 4.A. [CPC UV](#)  
[15-00133-A1](#)  
[MN16](#) Approval of a Certificate of Designation for Stericycle, Inc. to operate a Medical Waste Transfer Facility at 4120 Mark Dabling Boulevard  
  
(Quasi-Judicial)

Presenter:  
Hannah Van Nimwegen, Planner II, Planning & Community  
Development

**Attachments:** [CPC UV 15-00133-A1MN16-Staff Report](#)  
[Figure 1. Site Plan](#)  
[Figure 2. Project Statement](#)  
[Figure 3. Surrounding Zoning](#)  
[Figure 4 - Approval Recommendation from CDPHE](#)  
[LEGAL 3.21X2.25](#)  
[6.3.106 Certificate of Designation Review Factors](#)

- 4.B. [CPC ZC  
17-00024](#) Bear Creek Properties zone change of 8.6 acres from R1-9000 (Single-Family Residential) to PK (Parks), located at the 707 Cresta Road

(Quasi-Judicial)

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

**Attachments:** [CPC Staff Report\\_Bear Creek Properties](#)  
[FIGURE 1 - Project Statement](#)

- 4.C. [CPC CU  
17-00012](#) Ecumenical Social Ministries Women's Transitional Housing Conditional Use Permit

Presenter:  
Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

**Attachments:** [CPC Staff Report ESM Housing](#)  
[Figure 1](#)  
[Figure 2 - ProjStmt](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

- 4.D. [CPC CM1  
16-00132](#) A Conditional Use for a 40-foot bell tower telecommunications tower Commercial Mobile Radio Service (CMRS) with an equipment compound located at 640 Manitou Boulevard

(Quasi-Judicial)

Presenter:  
Rachel Teixeira, Planner II, Planning and Community Development

**Attachments:** [CPC Staff Report CMRS MANITOU](#)  
[Figure 1 site plan](#)  
[Figure 2 project statement](#)  
[Figure 3 neighborhood comments](#)  
[7.4.607 Site Selection and Collocation req](#)  
[7.4.608 Design Criteria & construction standards](#)  
[7.5.704 Conditional Use Review](#)

**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. [CPC CA 17-00027](#) An Ordinance Amending Section 102 (General Standards) of Part 1 (General Standards) of Article 4 (Site Development Standards) of Chapter 7 (Planning Development and Building) of the Code of the City of Colorado Springs 2001, As Amended, Pertaining to ADA Site Accessibility

(Legislative)

Presenter:

Meggan Herington, Assistant Director of Planning  
Peter Wysocki, Director of Planning and Development

**Attachments:** [ADA Accessibility Ordinance Final](#)

[7.5.603 Criteria for Amendments to Zoning Code](#)

- 6.B. [CPC CA 17-00026](#) An ordinance amending 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

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Development

**Attachments:** [Staff Report DP Review Criteria Code Change 3 16-17](#)

[Figure 1\\_Plan\\_Dev-DPReviewCriteria-2017-02-21](#)

[Figure 2-Concept Plans and Development Plans](#)

## **7. WORK SESSION**

- 7.A. [CPC 206](#) Ethics Training

By Marc Smith

- 7.B. **CPC 209** Interactive Infill Map

Presenter:

Page Saulsbury, Comprehensive Planning

**8. Adjourn**