



City of Colorado Springs

City Administration
Building
30 S Nevada Ave, Suite
102

Work Session Meeting Agenda Planning Commission Informal

Thursday, May 10, 2018

8:30 AM

30 S Nevada Ave, Suite 102

1. Call to Order

2. Communications

Peter Wysocki - Director of Planning and Development

3. Updates

Ryan Tefertiller - Downtown Urban Renewal

Carl Schueler - PlanCOS/Comp Planning

4. CONSENT CALENDAR

Jenn's Home Day Care

- 4.A. [CPC CU 18-00047](#) A Conditional Use to allow a large home daycare in the R1-6000/DF/AO (Single-Family Residential with Design Flexibility and Airport Overlay) zone district located east of the intersection of Poplar Brook Drive and Pioneer Creek Drive.

(QUASI-JUDICIAL)

Presenter:

Michael McConnell, Planner II, Planning & Community Development

Attachments: [CPC Report Jenns Learning Center](#)
[FIGURE 1 Jenns Learning Center Narrative -](#)
[FIGURE 2 Jenns Learning Center](#)
[Vicinity Map](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

Waffle House

- 4.B. [CPC ZC 17-00061](#) A zone change from C-5 (Intermediate Business) and R1-6000 (Single Family Residential) to C-5 (Intermediate Business) at the southeast

corner of North Chestnut Street and West Fillmore Street.

(QUASI-JUDICIAL)

Presenter:

Michael McConnell, Planner II, Planning & Community Development

Attachments:

[CPC Report Waffle House - MGM](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Zone Change](#)

[Figure 3 - Development Plan](#)

[Vicinity Map](#)

[7.5.603 Findings - ZC req CA](#)

**4.C. [CPC DP
17-00063](#)**

A development plan to allow the construction of a 2,020 square foot restaurant building at the southeast corner of North Chestnut Street and West Fillmore Street.

(QUASI-JUDICIAL)

Presenter:

Michael McConnell, Planner II, Planning & Community Development

Attachments:

[Figure 3 - Development Plan](#)

[7.5.502.E Development Plan 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

Reagan Ranch

**5.A. [CPC MP
87-00381-A20
MJ17](#)**

Major amendment of the Banning Lewis Ranch Master Plan changing the land use of 162 acres from industrial park and retail to residential, office, industrial/research and development and neighborhood-scale commercial land uses located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch.

(LEGISLATIVE)

Presenter:

Meggan Herington, Assistant Director, Planning and Community Development

Attachments: [Re Reagan Ranch on CPC Agenda](#)
 [Postponement Request](#)
 [7.5.408 MASTER PLAN REVIEW CRITERIA](#)

5.B. [CPC ZC](#)
 [16-00152](#) Reagan Ranch zone change of 162 acres from PIP-2/PBC/AO/APZ-1 (Planned Industrial Park/Planned Business Center with Airport Overlay and Accident Potential Zone-1) to PUD/AO/APZ-1 (Planned Unit Development with Airport Overlay and Accident Potential Zone-1) located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch.

(QUASI-JUDICIAL)

Presenter:
 Meggan Herington, Assistant Director, Planning and Community Development

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

5.C. [CPC CP](#)
 [16-00153](#) A PUD Concept Plan illustrating the amendment of the existing industrial park land use type and eliminating the retail land use type in favor of residential, office, industrial/research and development and neighborhood-scale commercial land uses located east of Marksheffel Boulevard, south of Space Village Avenue, and north and west of undeveloped property within the Banning Lewis Ranch.

(QUASI-JUDICIAL)

Presenter:
 Meggan Herington, Assistant Director, Planning and Community Development

Attachments: [7.3.605 PUD Concept Plan](#)
 [7.5.501.E Concept Plans](#)

Eastside Landing

5.D. [CPC CU](#)
 [18-00001](#) Eastside Landing Conditional Use to allow a multifamily use within the PBC/AO (Planned Business Center with Airport Overlay) zone district located at the southwest corner of Stetson Hills Boulevard and North Marksheffel Road.

(QUASI-JUDICIAL)

Presenter:

Michael McConnell, Planner II, Planning & Community Development

Attachments:

[CPC Report - Eastside Landing - MGM](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Development Plan](#)

[Figure 3 - Zone Change Ordinance 04-272](#)

[Figure 4 - Land Use Matrix](#)

[Vicinity Map](#)

[7.5.704 Conditional Use Review](#)

6. NEW BUSINESS CALENDAR

CMRS - Russell Middle School

- 6.A.** [CPC CM1
17-00136](#) A conditional use for a Commercial Mobile Radio Service (CMRS) installation of a 60-foot freestanding concealment canister monopole with 5-foot lighting rod and a fenced telecommunication compound located at 4760 Saddlewood Drive.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development Body

Attachments:

[CPC Staff Report CMRS on Russell Middle School](#)

[FIGURE 1 - SITE PLANS](#)

[FIGURE 2 - ORIGINAL PROJECT STATEMENT](#)

[FIGURE 3 - RESPONSE FROM NEIGHBORS](#)

[FIGURE 4 - UPDATED PROJECT STATEMENT](#)

[FIGURE 5- RESPONSE FROM NEIGHBORS](#)

[FIGURE 6 - CMRS MAP](#)

[7.5.704 Conditional Use Review](#)

[7.4.607 Site Selection and Collocation req](#)

[7.4.608 Design Criteria & construction standards](#)

7. Informal Discussion & Updates

8. Adjourn