

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, July 19, 2018**

**8:30 AM**

**Council Chambers**

**Planning Commission**

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

None

**3. Communications**

Peter Wysocki - Director of Planning and Development

**4. CONSENT CALENDAR**

**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.)**

Northpointe at Kissing Camels

- 4.A. [CPC MPA  
04-00043-A4  
MN18](#) A minor amendment to the Hill Properties master plan to lower the density of the subject property from 3.5-7.99 dwelling units per acre to 0-1.99 dwelling units per acre.

(QUASI-JUDICIAL)

Presenter:

Michael McConnell, Planner II, Planning & Community Development

**Attachments:**

[CPC Report Northpointe](#)

[Figure 1 Project Statement](#)

[Figure 2 Master Plan Amendment](#)

[Figure 3 Zone Change](#)

[Figure 4 Ordinance 97-183](#)

[Figure 5 PUD Development Plan](#)

[Vicinity Map](#)

[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 4.B. [CPC PUZ  
18-00008](#) A zone change from R5/CR (Multi-Family Residential with Conditions of Record) & R/CR (Estate Single-Family Residential with Conditions of Record) to PUD (Planned Unit Development) southeast of the intersection of North 30th Street and Garden of the Gods Road.

(QUASI-JUDICIAL)

Presenter:

Michael McConnell, Planner II, Planning & Community Development

**Attachments:**

[Figure 3\\_Zone Change](#)

[7.5.603 Findings - ZC req CA](#)

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

**4.C. [CPC PUD  
18-00009](#)**

A PUD Development Plan to allow the construction of 12 single family homes southeast of the intersection of North 30th Street and Garden of the Gods Road.

(QUASI-JUDICIAL)

Presenter:

Michael McConnell, Planner II, Planning & Community Development

**Attachments:**

[Figure 5\\_PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

[7.3.606 PUD Development Plan](#)

## **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](#)

### Short Term Rentals Ordinance

**5.D. [CPC CA  
18-00063](#)**

An Ordinance amending Chapter 7, Planning, Development and Building, of City Code defining and establishing standards for Short Term Rental Units.

(Legislative)

Presenter:

Meggan Herington, Assistant Planning Director

**Attachments:**

[CPC Staff Report Short Term Rental Unit](#)

[FIGURE 1 DRAFT Ordinance](#)

[FIGURE 2 Correspondence](#)

[FIGURE 3 Application Packet](#)

### Waffle House

**5.E. [CPC ZC  
17-00061](#)**

A zone change of two parcels totaling 33,793 square feet from C5 (Intermediate Business) and R1-6000 (Single-Family Residential) to C5 (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](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Zone Change](#)

[Figure 3 - Development Plan](#)

[Vicinity Map](#)

[7.5.603 Findings - ZC req CA](#)

**5.F. [CPC DP  
17-00063](#)**

A development plan to allow the construction of a 2,020 square-foot restaurant 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](#)

## **6. NEW BUSINESS CALENDAR**

Airport Spectrum Addition No. 1 Annexation

**6.A. [CPC A  
17-00074](#)**

The Airport Spectrum Addition No. 1 Annexation consisting of 78.95 acres located southwest of the intersection of Powers Boulevard and Milton E Proby Parkway.

(Legislative)

Presenter:

Catherine Carleo, Principal Planner, Planning and Development

- Attachments:** [CPC Staff Report Airport Spectrum Annexation - KAC](#)  
[FIGURE 1 Airport Spectrum Project Statement](#)  
[FIGURE 2 Airport Spectrum Annexation Petition 8-9-2017](#)  
[FIGURE 3 Airport Spectrum Annex Plat](#)  
[FIGURE 4 Airport Spectrum City Boundary](#)  
[FIGURE 5 Airport Spectrum Addition No. 1 Annexation Agreement](#)  
[FIGURE 6 Airport Spectrum FIA](#)  
[FIGURE 7 SECWCD Decreed Boundaries 1958](#)  
[FIGURE 8 Zone Establishment Exhibit Airport Spectrum](#)  
[FIGURE 9 Concept Plan Airport Spectrum](#)  
[7.6.203-Annexation Conditions](#)

**6.B.**     [CPC PUZ](#)             Establishment of a PUD/SS/AO (Planned Unit Development; community commercial to allow permitted uses in the Planned Business Center and Office Commercial zone districts with Streamside and Airport Overlay, with maximum building height of 45-feet) zone district pertaining to 60.21 acres located southwest of the intersection of Powers Boulevard and Milton E Proby Parkway.

[17-00146](#)

(Legislative)

Presenter:  
 Catherine Carleo, Principal Planner, Planning and Development

- Attachments:** [FIGURE 8 Zone Establishment Exhibit Airport Spectrum](#)  
[7.5.603 Findings - ZC req CA](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

**6.C.**     [CPC PUP](#)             The Airport Spectrum Concept Plan illustrating future development of 29 acres for community commercial, new public roadway and 20 acres open space located southwest of the intersection of Power Boulevard and Milton E Proby Parkway.

[17-00147](#)

(Quasi-Judicial)

Presenter:  
 Catherine Carleo, Principal Planner, Planning and Development

- Attachments:** [FIGURE 9 Concept Plan Airport Spectrum](#)  
[7.5.501.E Concept Plans](#)  
[7.3.605 PUD Concept Plan](#)

Medical Marijuana Setbacks

**6.D.**     [CPC CA](#)                 An ordinance amending section 205 (Additional Standards for Specific Land Uses) of Part 2 (Commercial Districts) of Article 3

[18-00073](#)

(Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to the location of medical marijuana centers.

(Legislative)

Presenter:

Mattie Albert Gullixson, Senior Regulatory Compliance Analyst,  
Mayor's Office

**Attachments:**

[PlanDev-MMCLocationORD-DRAFT](#)

[CPC Staff Report MMC Setbacks](#)

[Figure 1 - MMJ\\_1000\\_ft\\_buf\\_Council\\_District\\_map](#)

[Setbacks presentation](#)

#### 430 West Pikes Peak Apartments

**6.E.** [CPC CU](#)  
[18-00029](#)

A conditional use development plan for a 3-story, 11-unit apartment building on a 10,500 square foot, C-6 (General Business) zoned property located at 430 West Pikes Peak Avenue

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Development  
Department

**Attachments:**

[430 W Pikes Peak CPC Staff Report July2018](#)

[Figure 1 430 W Pikes Peak Project Statement](#)

[Figure 2 430 W Pikes Peak Development Plan](#)

[Figure 3 430 W Pikes Peak Letter of Support](#)

[Figure 4 430 W Pikes Peak Letters of Opposition](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

**6.F.** [CPC NV](#)  
[18-00030](#)

A non-use variance to allow a front setback of 10 feet to the west and 6 feet, 4 inches to the south where a 20 foot front yard setback is required for the proposed apartment building located at 430 West Pikes Peak Avenue

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Development

## Department

Attachments:[7.5.802 Nonuse Variance](#)

## Newman Center

**6.G.** [CPC CU  
18-00056](#)

A conditional use for a religious institution within an R/HS (Residential Estate with Hillside Overlay) zone district located at 4785 Stanton Road consisting of 3.35 acres.

(Quasi-Judicial)

## Presenter:

Mike Schultz, Principal Planner, Planning & Community Development

Attachments:[Newman Center CPC Report](#)[Figure 1 - Project Statement](#)[Figure 2 - Newman Center DP](#)[Figure 3 - Land Suitability Analysis](#)[Figure 4 - Neighborhood Comments](#)[Figure 5 - Exterior Lighting Detail](#)[Figure 6 - Building Height Isometrics](#)[Figure 7 - Trip Generation Letter](#)[Figure 8 - Portion of Geohazard Report](#)[Figure 9 - Future Spine Road](#)[7.5.502.E Development Plan Review](#)[7.5.704 Conditional Use Review](#)**7. Adjourn**