



City of Colorado Springs

Work Session Meeting Agenda Planning Commission Informal

City Administration
Building
30 S Nevada Ave, Suite
102

Thursday, January 10, 2019

8:30 AM

30 S Nevada Ave, Suite 102

1. Call to Order

2. Minutes to Review

- 2.A. [18-0377](#) Minutes for the July 19, 2018 Planning Commission Meeting

Presenter:

Rhonda McDonald, Chair, Planning Commission

Attachments: [CPC Minutes 07.19.18 draft](#)

3. Communications

Peter Wysocki - Director of Planning & Community Development

Carl Schueler - Manager of Comprehensive Planning

Ryan Tefertiller - Manager of Urban Planning

4. CONSENT CALENDAR

These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner/Board Member or a citizen wishing to address the Commission or Board. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)

CMRS

- A. [CPC CM1](#)
[18-00105](#) A conditional use for a 100-foot monopine telecommunications facility with ground equipment Commercial Mobile Radio Service (CMRS) located at 2715 Mesa Road.

(Quasi-Judicial).

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

Attachments: [CPC Staff Report CMRS on 2715 Mesa Road - Mesa Fillmore Monopine](#)
[FIGURE 1 - SITE PLANS](#)
[FIGURE 2 - PROJECT STATEMENT](#)
[FIGURE 3 - NEIGHBOR COMMENTS](#)
[FIGURE 4 - RESPONSE](#)
[7.5.704 Conditional Use Review](#)
[7.4.607 Site Selection and Collocation req](#)
[7.4.608 Design Criteria & construction standards](#)

5. UNFINISHED BUSINESS

- 5.A.** [CPC DP](#) A certificate of designation request for MVS Centennial to establish a
[18-00151](#) landfill on a 38-acre property is located south of Van Buren Street, east
and west of Centennial Boulevard.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development

Attachments: [CPC Staff Report_MVS Centennial CD](#)

6. NEW BUSINESS CALENDAR

Barnes & Medical View Apartments

- 6.A.** [CPC CU](#) A Conditional Use to allow a multi-family residential development
[18-00146](#) consisting of 242 units in the PBC/AO (Planned Business Center
with Airport Overlay) zone district located at the northwest corner of
Barnes Road and Medical View.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning and Community
Development

Attachments: [CPC Staff Report - Barnes and Medical View Apartments](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Barnes Medical View_DP](#)
[Figure 3 - Resident Comments](#)
[Figure 4 - Response to Neighborhood Comments_Barnes & Medical View](#)
[Figure 5 - Post Response Resident Comments](#)
[Figure 6 - Color Elevations_Barnes & Medical View](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

USAFA Annexation

- 6.B.** [CPC A](#)
[18-00124](#) The USAFA Addition No.1 Annexation of 85.23 acres located southwest of North Gate Boulevard and Interstate 25 along Interstate 25 west of existing City limits.

(Legislative)

Presenter:

Catherine Carleo, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report USAFA Annexation](#)
[FIGURE 1 Project Statement True North Commons](#)
[FIGURE 2 Mining Museum Comment Letter](#)
[FIGURE 3 Comment Response Letter Mining Museum](#)
[FIGURE 4 USAFA Comment](#)
[FIGURE 5 El Paso County Review Comments](#)
[FIGURE 6 Comment Response Letter County](#)
[FIGURE 7 Annexation Plat No. 1](#)
[FIGURE 8 Annexation Plat No. 2](#)
[FIGURE 9 USAFA Annexation Petition](#)
[FIGURE 10 USAFA Annexation Exhibit](#)
[FIGURE 11 USAFA Annexation Addition No. 1](#)
[FIGURE 12 FIA True North Commons](#)
[FIGURE 13 Master Plan - Concept Plan True North Commons](#)
[FIGURE 14 LSA True North Commons](#)
[FIGURE 15 Colorado Geological Survey Comments](#)
[FIGURE 16 Conformance with the City PlanCOS](#)
[FIGURE 17 True North Commons Annexation Exhibit](#)
[7.6.203-Annexation Conditions](#)

- 6.C.** [CPC A](#)
[18-00125](#) The USAFA Addition No.2 Annexation of 97.90 acres west of Interstate 25 along North Gate Boulevard.
- (Legislative)
- Presenter:
Catherine Carleo, Principal Planner, Planning & Community Development
- Attachments:** [FIGURE 8 Annexation Plat No. 2](#)
[7.6.203-Annexation Conditions](#)
- 6.D.** [CPC MP](#)
[18-00138](#) The True North Commons Master Plan illustrating future development of 57.84 acres and 125.30 acres open space located southwest of North Gate Boulevard and Interstate 25.
- (Legislative)
- Presenter:
Catherine Carleo, Principal Planner, Planning & Community Development
- Attachments:** [FIGURE 13 Master Plan - Concept Plan True North Commons](#)
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)
- 6.E.** [CPC PUZ](#)
[18-00137](#) Establishment of a PUD (Planned Unit Development; Commercial, Office, Retail, Institutional, Hospitality, Open Space) zone district pertaining to 183.14 acres located southwest of North Gate Boulevard and Interstate 25.
- (Legislative)
- Presenter:
Catherine Carleo, Principal Planner, Planning & Community Development
- Attachments:** [7.5.603 Findings - ZC req CA](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
- 6.F.** [CPC PUP](#)
[18-00177](#) The True North Commons Concept Plan illustrating future development of 57.84 acres of commercial, office, retail, institutional, and hospitality located southwest of North Gate Boulevard and Interstate 25.
- (Quasi-Judicial)
- Presenter:
Catherine Carleo, Principal Planner, Planning & Community

Development

Attachments:

- [FIGURE 13 Master Plan - Concept Plan True North Commons](#)
- [7.5.501.E Concept Plans](#)
- [7.3.605 PUD Concept Plan](#)

28 Polo

6.G. [AR PFP](#)
[18-00678](#)

A preliminary and final plat for 28 Polo to subdivide one 38,460 square foot lot into two single-family lots located at 28 Polo Drive.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments:

- [CPC Staff Report 28 Polo](#)
- [FIGURE 1 - Preliminary Plat](#)
- [FIGURE 2 - Final Plat](#)
- [FIGURE 3 - Record of Decision](#)
- [FIGURE 4 - 2017 appeal of 28 Polo](#)
- [FIGURE 5 - CPC July 20 2017 - 28 Polo Minutes](#)
- [FIGURE 6 - CC August 22, 2017 - 28 Polo Minutes](#)
- [FIGURE 7 - Project Statement](#)
- [FIGURE 8 - Applicant's response to initial review](#)
- [FIGURE 9 - Comments received during internal review](#)
- [FIGURE 10 - Lot sizes](#)
- [FIGURE 11 - CGS Geologic Hazard Review](#)
- [7.7.102 Subdivision Plats Review Criteria](#)
- [7.7.204 Preliminary Plat Req - Subdivision Plats Review Criteria](#)
- [7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

6.H. [AR NV](#)
[18-00679](#)

A nonuse variance for 28 Polo to allow a 67 foot lot width at the rear setback line for Lot 1 and a 59 foot lot width at the rear setback line for Lot 2 where 100 feet of lot width is required at the front and rear setback line located at 28 Polo Drive.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments: [FIGURE 1 - Preliminary Plat](#)
[7.5.802.B Nonuse Variance](#)

- 6.I. [AR NV](#) A nonuse variance for 28 Polo to allow two 19,230 square foot lots
[18-00680](#) where 20,000 square feet is required in the R zoned district located
 at 28 Polo Drive.

(Quasi-Judicial)

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

Attachments: [FIGURE 1 - Preliminary Plat](#)
[7.5.802.B Nonuse Variance](#)

7. Informal Updates/Discussions

Homeless Action Plan - Andy Phelps

Accessory Dwelling Units - Mike Schultz & Hannah Van Nimwegen

8. Adjourn