

# City of Colorado Springs

*City Administration Building  
30 S Nevada Ave, Suite 102*



## **Work Session Meeting Agenda**

**Thursday, February 13, 2020**

**8:30 AM**

**30 S Nevada Ave, Suite 102**

**Planning Commission Informal**

**1. Call to Order****2. Communications**

Peter Wysocki - Director of Planning and Community Development

**3. Updates**

Ryan Tefertiller - Urban Planning Manager

Carl Schueler - Comprehensive Planning Manager

**REVIEW OF FORMAL AGENDA ITEMS**

- 2.A. [CPC 20-029](#) Minutes for the December 19, 2019 City Planning Commission Meeting

Presenter:  
Reggie Graham, Chair

**Attachments:** [CPC Minutes 12.19.19 draft](#)

- 2.B. [CPC 20-074](#) Minutes for the January 16, 2020 City Planning Commission Meeting

Presenter:  
Reggie Graham, Chair

**Attachments:** [CPC Minutes 01.16.20 draft](#)

**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.)**

**Cygnnet Heights**

- 4.A. [CPC ZC 19-00106](#) Cygnnet Heights rezone of 25.8 acres from PBC/cr/AO and PIP-2/cr/AO (Planned Business Center and Planned industrial park with conditions of record and airport overlay) to PIP-2/cr/AO (Planned Industrial Park with conditions of record and airport overlay) located southwest of Fountain Boulevard and Aviation Way.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

- Attachments:** [CPC Staff Report\\_Cygnnet Heights](#)  
[Figure 1 - Concept Plan](#)  
[Figure 2 - Project Statement](#)  
[Figure 4 - Ordinance 06-119](#)  
[Figure 5 - Previously Approved CP](#)  
[Figure 6 - PlanCOS - Unique Places Map](#)  
[Figure 7 - Contextual Map](#)  
[7.5.603.B Findings - ZC](#)

- 4.B.** [CPC CP 06-00085-A1 MJ19](#) A concept plan for office, warehouse, and light industrial located southwest of Fountain Boulevard and Aviation Way.  
 (Quasi-Judicial)

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

- Attachments:** [Figure 1 - Concept Plan](#)  
[7.5.501.E Concept Plans](#)

**JL Ranch**

- 4.C.** [CPC MPA 99-00208-A1 MJ19](#) A major amendment to the JL Ranch Master Plan changing 14.6 acres from commercial to multi-family residential located southwest of Pine Oaks Road and Highway 115.  
 (Legislative)

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

- Attachments:** [CPC Staff Report\\_JL Ranch MP](#)  
[Figure 1 - Project Statement](#)  
[Figure 2 - JL Ranch Master Plan](#)  
[Figure 3 - PlanCOS Vibrant Neighborhoods Framework Map](#)  
[Figure 4 - Contextual Map](#)  
[Figure 5 - FIA](#)  
[7.5.408 Master Plan](#)

**Living Hope Church**

- 4.D. [CPC UV  
20-00025](#) A use variance development plan for a daycare center at Living Hope Church in the R2 zone district at 640 Manitou Boulevard.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

**Attachments:** [CPC Staff Report\\_Living Hope Church Daycare Center](#)

[FIGURE 01 - SITE PLAN](#)

[FIGURE 02 - PROJECT STATEMENT](#)

[FIGURE 03 - LAND USES](#)

[FIGURE 04 - PLANCOS](#)

[7.5.803.B Use Variance Review Criteria](#)

[7.5.502.E Development Plan Review](#)

## **5. UNFINISHED BUSINESS - None**

## **6. NEW BUSINESS CALENDAR**

### **Greenways at Sand Creek**

- 6.A. [CPC PUZ  
19-00118](#) A zone change request for the Greenways at Sand Creek project changing 170.6 acres of land from A/PK/AO/SS (Agricultural and Public Parks with an Airport and Streamside Overlays) to PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlays), located east of Tutt Boulevard and extending north and south of North Carefree Circle.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

- Attachments:** [CPC Report Greenways@SandCreek](#)  
[FIGURE 1 - PUD Exhibit](#)  
[FIGURE 2 - PK Exhibit](#)  
[FIGURE 3 - PUD Concept Plan](#)  
[FIGURE 4 - Project Statement](#)  
[FIGURE 5 - Public Comments2](#)  
[FIGURE 6 - 1999 Parkland Credit Agreement](#)  
[FIGURE 7 - 2018 Parkland Credit Agreement](#)  
[FIGURE 8 - Termination&ReleaseAgreement-2018](#)  
[FIGURE 9 - Declaration of Restriction \(1999\)](#)  
[FIGURE 10 - PUD Zoning & Development Standards](#)  
[FIGURE 11 - PlanCOS Vision Map](#)  
[FIGURE 12 - PlanCOS Vibrant Neighborhoods Map](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)  
[7.5.603.B Findings - ZC](#)  
[ZC ORD GreewaysAtSandCreek](#)

**6.B.** [CPC ZC 19-00119](#) A zone change request for the Greenways at Sand Creek project changing 23.5 acres of land from A/PK/AO/SS (Agricultural and Public Parks with an Airport and Streamside Overlays) to PK/AO/SS (Public Parks with Airport and Streamside Overlays), located east of Tutt Boulevard and extending north of North Carefree Circle.

(Quasi-Judicial)

Presenter:  
 Daniel Sexton, Principal Planner, Planning & Community Development

- Attachments:** [7.5.603.B Findings - ZC](#)  
[FIGURE 2 - PK Exhibit](#)

**6.C.** [CPC PUP 19-00120](#) A PUD Concept Plan for the Greenways at Sand Creek project illustrating residential, commercial, and civic uses and ancillary public improvements, located east of Tutt Boulevard along a segment of Sand Creek extending to the north and south of North Carefree Circle, and consisting of 194.13 acres.

(Quasi-Judicial)

Presenter:  
 Daniel Sexton, Principal Planner, Planning & Community Development

**Attachments:** [FIGURE 3 - PUD Concept Plan](#)  
[7.3.605 PUD Concept Plan](#)  
[7.5.501.E Concept Plans](#)

## Pikes Peak Heights

- 6.D.** [CPC MP](#)  
[85-217-A7MJ](#)  
[18](#) The Towne East Master Plan major amendment for a 23.9-acre change from research and development to residential to allow residential 3.5-7.99 dwelling units per acre located on Pikes Peak east of Academy Boulevard.

(Legislative)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:** [CPC Staff Report Pikes Peak Heights](#)  
[FIGURE 1 - Master Plan Amendment](#)  
[FIGURE 2 - Development Plan](#)  
[FIGURE 3 - Project Statement](#)  
[FIGURE 4 - 1st neighborhood comments](#)  
[FIGURE 5 - 2nd set of neighborhood comments](#)  
[FIGURE 6 - Previous Master Plan Amendment](#)  
[FIGURE 7 - Contextual Map](#)  
[FIGURE 8 - FIA](#)  
[FIGURE 9 - Site Rendition](#)  
[FIGURE 10 - CDPHE draft approval letter](#)  
[FIGURE 11 - Materials Management Plan](#)  
[FIGURE 12 - Construction Quality Assurance Plan](#)  
[FIGURE 13 - PlanCOS Vibrant Neighborhoods Framework Map](#)  
[7.5.408 Master Plan](#)  
[RES MPA PikesPeakHeights](#)  
[Exhibit A - MPA\\_PikesPeakHeights](#)

- 6.E.** [CPC PUZ](#)  
[18-00089](#) Pikes Peak Heights zone change of 42.9 acres from R1-6/DF/AO (Single-family residential with design flexibility and airport overlay) and M-1/PIP-2/AO/APZ1 (Light industrial with airport overlay and accident potential zone 1) to PUD/AO/APZ1 (Planned Unit Development: 35 feet maximum height, 3.5-7.99 dwelling units per acre, single-family attached and detached units with airport overlay and accident potential zone 1) located at the terminus of Pikes Peak Avenue, east of Academy Boulevard.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:** [ZC ORD PikesPeakHeights](#)

[Exhibit A - legal description](#)

[Exhibit B - zoning depiction](#)

[Aerial Vicinity Map](#)

[VICINITY MAP](#)

[7.5.603.B Findings - ZC](#)

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

**6.F.** [CPC PUD  
18-00091](#)

The Pikes Peak Heights Development Plan for development of a 42.9-acre site for 74 single-family attached and 120 single-family detached units located on Pikes Peak, east of Academy Boulevard.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:** [FIGURE 2 - Development Plan](#)

[7.5.502.E Development Plan Review](#)

[7.3.606 PUD Development Plan](#)

**6.G.** [CPC DP  
19-00085](#)

A Certificate of Designation for a long-term non-hazardous landfill located at the terminus of Pikes Peak Avenue, east of Academy Boulevard.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:** [FIGURE 10 - CDPHE draft approval letter](#)

[FIGURE 11 - Materials Management Plan](#)

[FIGURE 12 - Construction Quality Assurance Plan](#)

[6.3.106 Certificate of Designation Review Factors](#)

**Appeal for 100 S Marland**

**6.H.** [CPC AP  
20-00021](#)

An appeal of a hillside site plan allowing a garage addition 12-feet 3-inches from the southern side yard property boundary, located west

of Marland Road, south of the Broadmoor Golf Course at 100 South Marland Road.

(Quasi-Judicial)

Presenter:

Kerri Schott, Planner I, Planning & Community Development

**Attachments:** [CPC Staff Report - 100 S Marland Appeal](#)  
[FIGURE 1 Approved Hillside Site Plan 100 S Marland](#)  
[FIGURE 2 100 S Marland Appeal](#)  
[FIGURE 3 Appellant's Review Comments](#)  
[FIGURE 4 Applicant response to neighbor concern](#)  
[FIGURE 5 Fire Mitigation Letter](#)  
[FIGURE 6 Garage Height](#)  
[FIGURE 7 Utility Encroachment License](#)  
[FIGURE 8 Annexation 100 S Marland.pdf](#)  
[FIGURE 9-a View from existing driveway](#)  
[FIGURE 9-b View from existing driveway](#)  
[FIGURE 10 Proposed tree plantings](#)  
[FIGURE 11 View from neighbors private access road](#)  
[FIGURE 12-a Trees to remain](#)  
[Figure 12-b Trees to remain](#)  
[FIGURE 13 Grading Erosion Control Plan](#)  
[FIGURE 14 Plan COS Vibrant Neighborhood Map.pdf](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal.docx](#)  
[7.3.504.D.3 Hillside Dev Submittal Pkg](#)  
[7.3.104.A Agricultural-Residential-Spec Use-Traditional Neighborhood zone sta](#)

## Code Amendments

- 6.I. [CPC CA 20-00019](#) An ordinance amending Chapter 7 (Planning, Development and Building) of City Code establishing standards for Wireless Communication Facilities (WCF), including Small Cell Facilities

(Legislative)

Presenter:

Morgan Hester, Principal Planner  
Joshua Pace, Senior Contracting Specialist

**Attachments:** [CPC Staff Report WCF Ordinances](#)



- 6.J.**     [CPC CA  
20-00020](#)     An ordinance amending Chapter 7 (Planning, Development and Building) of City Code establishing standards for Eligible Facilities Requests

(Legislative)

Presenter:

Morgan Hester, Principal Planner

Joshua Pace, Senior Contracting Specialist

**Attachments:**     [CPC Staff Report\\_WCF Ordinances](#)

- 6.K.**     [CPC CA  
20-00023](#)     An ordinance amending Chapter 7 (Planning, Development and Building) of City Code revising all references to include Small Cell Facilities and Wireless Communication Facilities (WCF) from Commercial Mobile Radio Service (CMRS)

(Legislative)

Presenter:

Morgan Hester, Principal Planner

Joshua Pace, Senior Contracting Specialist

**Attachments:**     [CPC Staff Report\\_WCF Ordinances](#)

## **7. Other Items for Informal Discussion**

RetoolCOS

## **8. Adjourn**