

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, June 16, 2016**

**8:30 AM**

**Council Chambers**

**Planning Commission**

**1. Call to Order****2. Approval of the Record of Decision (minutes) for the May 19, 2016 City Planning Commission Meeting.****3. Communications**

- 3.A. [CPC-038](#) Chairperson Eric Phillips
- 3.B. [CPC-002](#) Director Updates, Peter Wysocki

**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.)**

**4. CONSENT CALENDAR**

- 4.A.1 [CPC MP 04-00254-A4 MN16](#) An adjustment to The Farm Master Plan changing the alignment of New Life Drive, integrating 1.49 acres from the Interquest at Marketplace Master Planned area into this planned area, and changing land use designation for the integrated land from deeded right-of-way and Regional Commercial to High Density Residential (12-24 Dwelling Units per Acre), located to the northwest of the New Life Drive and Voyager Parkway intersection.

(Quasi-Judicial)

Related Items - CPC MP 05-00095-A1MN16, CPC PUZ 16-00051, CPC PUP 16-00052

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

**Attachments:** [CPC Staff Report Continental Apartments](#)

[Figure 1 - PUD Concept Plan](#)

[Figure 2 - Project Statement](#)

[Figure 3 - Interquest at Marketplace Master Plan](#)

[Figure 4 - The Farm Master Plan](#)

[Figure 5 - PUD Zone Change](#)

[7.5.403.D](#)

- 4.A.2** [CPC MP 05-00095-A1 MN16](#) An adjustment to the Interquest at Marketplace Master Plan changing the alignment of New Life Drive and moving 1.49 acres from this planned area to The Farm Master Planned area to the north, located to the northwest of the New Life Drive and Voyager Parkway intersection.

(Quasi-Judicial)

Related Items - CPC MP 04-00254-A4MN16, CPC PUZ 16-00051, CPC PUP 16-00052

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

**Attachments:**

[Figure 3 - Interquest at Marketplace Master Plan](#)

[7.5.403.D](#)

- 4.A.3** [CPC PUZ 16-00051](#) Continental Apartments at Voyager PUD zone change of 18 acres from PUD/A/CR (Planned Unit Development and Agricultural with Conditions of Record) to PUD (Planned Unit Development: Multi-Family Residential, 15.58 dwelling units per acre, 40-foot height maximum), located to the northwest of the New Life Drive and Voyager Parkway intersection.

(Quasi-Judicial)

Related Items - CPC MP 04-00254-A4MN16, CPC MP 05-00095-A1MN16, CPC PUP 16-00052

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

**Attachments:**

[Figure 5 - PUD Zone Change](#)

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

[7.5.603.B Establishment or change of zone district boundaries](#)

- 4.A.4** [CPC PUP 16-00052](#) Continental Apartments at Voyager concept plan for a multi-family residential development with 280 dwelling units contained within 14 multi-family buildings, located to the northwest of the New Life Drive and Voyager Parkway intersection.

(Quasi-Judicial)

Related Items - CPC MP 04-00254-A4MN16, CPC MP 05-00095-A1MN16, CPC PUZ 16-00051

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

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

- 4.B.1** [CPC ZC](#)  
[16-00048](#) A Zone Change of 4.23 acres from OC/CR (Office Commercial with Conditions of Record) to PUD (Planned Unit Development: Commercial and Large Animal Veterinary Service, 45 Foot Maximum Building Height) Located at 5520 and 5540 North Nevada Avenue

(Quasi-Judicial)

Presenter:

Conrad Olmedo, Planner II, Planning & Community Development

**Attachments:** [Veterinary Services - CPC Report - 6.6.16](#)  
[Exhibit A - Legal Description for Zone Change Ordinance](#)  
[Vicinity Map](#)  
[Figure 1 - Concept Plan](#)  
[Figure 2 - Project Statement](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)  
[7.5.603.B Establishment or change of zone district boundaries](#)

- 4.B.2** [CPC CP](#)  
[16-00049](#) A PUD Concept Plan for veterinary services located at 5520 and 5540 North Nevada Avenue

(Quasi-Judicial)

Presenter:

Conrad Olmedo, Planner II, Planning & Community Development

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

- 4.C.** [CPC CU](#)  
[16-00055](#) A conditional use to allow a bar (taproom) within an M-1 (Light Industrial) zone district for the property located at 3104 North Nevada Avenue

(Quasi-Judicial)

Presenter:

Michael Schultz, Principal Planner, Planning and Community Development

- Attachments:** [Tap Traders CPC Staff Report](#)  
[Figure 1 - Development Plan](#)  
[Figure 2 - Project Statement](#)  
[Figure 3 - N Nevada Cross Section](#)  
[Figure 4 - N Nevada EOZ \(2\)](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

**4.D.1** [CPC ZC 16-00058](#) A change of zone of .959-acre from R-1 6000 (Single-Family Residential) and M-1 (Light Industrial) to R-5 (Multi-Family Residential) involving properties located at 2428 - 2434 North Cascade Avenue & 2428 West Van Buren Street

(Quasi-Judicial)

Related Item - CPC DP 16-00059

Presenter:  
 Michael Schultz, Principal Planner, Planning and Community Development

- Attachments:** [2428-2434 N Cascade and 2428 W Van Buren CPC Staff Report](#)  
[Figure 1 - Development Plan](#)  
[Figure 2 - Project Statement](#)  
[7.5.603 Criteria for granting zone changes](#)

**4.D.2** [CPC DP 16-00059](#) A development plan legalizing the four unit apartment building at 2428 North Cascade Avenue and the two single-family homes located at 2432 and 2434 North Cascade Avenue

(Quasi-Judicial)

Related Item - CPC ZC 16-00058

Presenter:  
 Michael Schultz, Principal Planner, Planning and Community Development

- Attachments:** [Figure 1 - Development Plan](#)  
[7.5.502.E Development Plan Review](#)

**5. UNFINISHED BUSINESS**

**5.A.1** [CPC ZC 16-00022](#) A change of zone district rezoning 2.95 acres R/HS (Estate Single-Family Residential with Hillside Overlay) to PBC/CR/HS (Planned Business Center with Conditions of Record and Hillside Overlay) located north of the intersection of Elkton Drive and Chestnut

Street.

(Quasi-Judicial)

Related File: CPC DP 16-00023

Presenter:

Hannah Van Nimwegen, Planner II, Planning and Community Development

**Attachments:**

[PPA Staff Report](#)

[Figure 1 - Development Plan](#)

[Figure 2 - Project Narrative](#)

[Figure 3 - Surrounding land use](#)

[Figure 4 - Land Suitability Analysis](#)

[Figure 5 - Neighborhood comments](#)

[Figure 6 - Applicant's response to neighborhood comments](#)

[Figure 7 - Second applicant response](#)

[Figure 8 - New building elevations](#)

[Figure 9 - Dickerson Letter](#)

[Figure 10 - Vaupel letter](#)

[7.5.603.B Establishment or change of zone district boundaries](#)

**5.A.2** [CPC DP  
16-00023](#)

A development plan for a 28,890 square foot swim and athletic facility located north of the intersection of Elkton Drive and Chestnut Street associated with the proposed change of zone district.

(Quasi-Judicial)

Related File: CPC ZC 16-00022

Presenter:

Hannah Van Nimwegen, Planner II, Planning and Community Development

**Attachments:**

[Figure 1 - Development Plan](#)

[7.5.502.E Development Plan Review](#)

## **6. NEW BUSINESS CALENDAR**

**6.A.** [CPC AP  
16-00071](#)

Appeal of the Notice of Violation and Order to Abate Fence Height and Placement of Accessory Structure in Front Yard Setback at 2215 Farragut Street

Presenter:

Dennis Wolf, Land Use Inspector, Planning and Community

## Development

**Attachments:**[CPC STAFF REPORT - CPC AP 16-00071 -Code Enforcement appeal - DLW](#)[FIGURE 1 - 2215 N. Farragut Ave - Zone Map](#)[FIGURE 2 - Appeal statement](#)[FIGURE 3 - 2215 N. Farragut Ave. - photo history](#)[Notice & Order with signatures](#)[Rebuttal ltr Leland Pilger](#)**6.B.** [CPC CA  
16-00073](#)

An ordinance amending Section 206 (Parking Exempt Districts) of Part 2 (Off-street Parking 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 the Old Colorado City Parking Exempt District.

(Legislative)

Presenter:

Michael Turisk, Planner II, Planning &amp; Community Development

**Attachments:**[OCC Parking Exempt District amendment CPC staff report](#)[FIGURE 1](#)[FIGURE 2](#)[Public Comment -- OCC Parking Exempt District amendment](#)**6.C.1** [CPC A  
15-00099](#)

The Reserve at Northcreek Annexation consisting of 17.023 acres and located on the north side of New Life Drive between Voyager Parkway and State Highway 83

(Legislative)

Related Files: CPC ZC 16-00016, CPC CP 16-00017

Presenter:

Michael Schultz, Principal Planner, Planning and Community Development

**Attachments:**[Reserve at Northcreek CPC memo](#)[Figure 1 - Reserve at Northcreek Annexation Plat](#)[Figure 2 - Concept Plan](#)[Figure 3 - Project Statement](#)[Figure 4 - Letter from AFA](#)[Figure 5 - Annexation Plan Map](#)[Figure 6 - Reserve at Northcreek Draft Annexation Agreement](#)[7.6.203-Annexation Conditions](#)

**6.C.2** [CPC ZC  
16-00016](#)

The establishment of a PUD (Planned Unit Development; Attached Single-Family, 8 Dwelling Units Per Acre, 35 Foot Maximum Building Height) zone district pertaining to 9.99 acres located on the north side of New Life Drive between Voyager Parkway and State Highway 83

(Legislative)

Related Files: CPC A 15-00099, CPC CP 16-00017

Presenter:

Michael Schultz, Principal Planner, Planning and Community Development

**Attachments:**

[7.5.603.B Establishment or change of zone district boundaries](#)

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

**6.C.3** [CPC CP  
16-00017](#)

The Reserve at Northcreek concept plan for an attached single-family residential development with a maximum 8 dwelling units per acre on a 9.99-acre site.

(Quasi-Judicial)

Related Files: CPC A 15-00099, CPC ZC 16-00016

Presenter:

Mike Schultz, Principal Planner, Planning and Community Development

**Attachments:**

[Figure 2 - Concept Plan](#)

[7.3.605 PUD Concept Plan](#)

[7.5.501.E Concept Plans](#)

**6.D.** [16-389](#)

A proposal by the City of Colorado Springs' Transportation Manager to modify the roadway design of N. Cascade Avenue through the Colorado College campus. The proposed design change would improve safety for students crossing Cascade Avenue by reducing the number of travel lanes crossed from four-lanes to two- and reducing the number of pedestrian crossings from four to two. The Colorado College Master Plan adopted in December 2008 includes a note reading "significant modifications to Cascade Avenue will require public outreach and hearings at Planning Commission and City Council."

(Quasi-Judicial)

Presenter:

Kathleen Krager, Transportation Planning Manager, Public Works

**Attachments:**

[CPC Report CC Transportation Plan](#)



**7. Adjourn**