

# City of Colorado Springs

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



## Regular Meeting Agenda

Thursday, February 16, 2017

8:30 AM

Council Chambers

**Planning Commission**

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

[CPC 187](#) January 19, 2017 - Planning Commission Meeting Minutes

Presenter:  
Eric Phillips, Chair

**Attachments:** [MeetingMinutes\\_01.19.2017](#)

**3. Communications**

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

**4. CONSENT CALENDAR**

- 4.A. [CPC UV  
16-00151](#) 1536 Cheyenne Boulevard use variance to allow two dwelling units on a 10,323 square foot property zoned R1-6/HS (Single-Family Residential with a Hillside Overlay) located at 1536 Cheyenne Boulevard.

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

**Attachments:** [CPC Staff Report\\_1536 Cheyenne Boulevard](#)  
[FIGURE 1 - Use Variance](#)  
[FIGURE 2 - Site aerial](#)  
[FIGURE 3 - Project Statement](#)  
[FIGURE 4 - Neighborhood support](#)  
[7.5.803.B Use Variance Review Criteria](#)  
[7.5.502.E Development Plan Review](#)

- 4.B.1** [CPC MP  
07-00061-A5  
MJ16](#) Major Amendment to the Briargate Master Plan changing 13.11 acres from Residential Very Low (R-VL 0-1.99 dwelling units per acre) to Residential Low (R-L 2.0-3.49 dwelling units per acre).

(Legislative)

Presenter:  
Katie Carleo, Principal Planner, Planning and Community  
Development

**Attachments:** [CPC Staff Report\\_Cordera 3I](#)  
[FIGURE 1\\_Site Plan](#)  
[FIGURE 2\\_Project Statement](#)  
[FIGURE 3\\_Public Comment](#)  
[FIGURE 4\\_Response Letter to Public Comment](#)  
[FIGURE 5\\_Master Plan](#)  
[FIGURE 6\\_Cordera 3I Financial Impact Analysis](#)  
[FIGURE 7\\_PUZ Exhibit](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 4.B.2** [CPC PUZ  
16-00139](#) Cordera 3I zone change of 13.11 acres from A (Agriculture) to PUD (Planned Unit Development; single-family detached residential, 2.75 dwelling units per acre, 36-foot maximum building height), located at the southeast intersection of Old Ranch Road and Cordera Crest Avenue.

(Quasi-Judicial)

Presenter:  
Katie Carleo, Principal Planner, Planning and Community  
Development

**Attachments:** [FIGURE 7\\_PUZ Exhibit](#)  
[7.5.603 Criteria for granting zone changes](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

**4.B.3** [CPC PUD  
16-00140](#)

Cordera 3I Development Plan illustrating detailed layout and infrastructure for 13.11 acres to be developed as single-family detached residential, located at the southeast intersection of Old Ranch Road and Cordera Crest Avenue.

(Quasi-Judicial)

Presenter:

Katie Carleo, Principal Planner, Planning and Community Development

**Attachments:**

[FIGURE 1 Site Plan](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

**4.C.1** [CPC ZC  
16-00134](#)

Sacred Heart Catholic Church zone change of 2.5 acres from C5 (General Business), C5/P (General Business with Planned Provisional Overlay) and R2 (Two-Family Residential) to C5/CR (General Business with Conditions of Record), located at 2020, 2021 and 2030 West Colorado Avenue.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:**

[CPC Staff Report Sacred Heart Catholic Church](#)

[FIGURE 1 - Concept Plan](#)

[FIGURE 2 - Project Statement](#)

[FIGURE 3 - Alley Vacation](#)

[FIGURE 4 - Development Plan](#)

[7.5.603 Criteria for granting zone changes](#)

**4.C.2** [CPC CP  
16-00135](#)

Sacred Heart Catholic Church concept plan illustrating a three phase project for the expansion of the Sacred Heart Catholic Church campus, located at 2020, 2021, and 2030 West Colorado Avenue.

(Quasi-Judicial)

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

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

**4.C.3** [CPC DP  
16-00136](#)

Sacred Heart Catholic Church development plan illustrating phase one of a three phase project for the expansion of the Sacred Heart Catholic Church campus, located at 2020, 2021, and 2030 West Colorado Avenue.

(Quasi-Judicial)

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

**Attachments:** [7.5.502.E Development Plan Review](#)  
[FIGURE 4 - Development Plan](#)

**4.C.4** [CPC V  
16-00137](#)

Vacation of right of way for the east/west alley from 20th Street and 21st Street between West Colorado Avenue and West Pikes Peak Avenue.

(Legislative)

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

**Attachments:** [FIGURE 3 - Alley Vacation](#)  
[7.7.402.C Vacation Procedures](#)

- 4.D.1 [CPC MPA  
00-00103-A1  
MJ16](#) A major amendment to the Mesa Springs Community Plan changing 13.32 acres from medium-high density residential and public park to office/special commercial and industrial, located at the northwest corner of Centennial Boulevard and Van Buren Street.

(Legislative)

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

**Attachments:** [CPC Staff Report\\_Indian Hills Business Park](#)  
[Figure 1 - Concept Plan](#)  
[Figure 2 - Project Statement](#)  
[Figure 3 - Neighborhood comments](#)  
[Figure 4 - Master Plan](#)  
[Figure 5 - 1st CGS Geohazard Review](#)  
[Figure 6 - 2nd CGS Geohazard Review](#)  
[Figure 7 - Financial Impact Analysis \(FIA\)](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 4.D.2 [CPC PUZ  
16-00144](#) Indian Hills Business Park zone change of 13.32 acres from PUD (Planned Unit Development; attached townhomes, 35' maximum building height, 6.68 dwelling units per acre) to PUD (Planned Unit Development; general and medical office, retail, personal improvement services, financial institutions, child care facilities, sit down restaurants, light industrial and private open space, maximum building height 35'), located at the northwest corner of Centennial Boulevard and Van Buren Street.

(Quasi-Judicial)

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

**Attachments:** [Figure 1 - Concept Plan](#)  
[7.5.603 Criteria for granting zone changes](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

- 4.D.3 [CPC PUP  
16-00145](#) Indian Hills Business Park concept plan illustrating four office/commercial buildings and a light industrial development, located at the northwest corner of Centennial Boulevard and Van Buren Street.

(Quasi-Judicial)

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

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

**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**

- 5.A. [CPC CA  
16-00079](#) Request by the Planning & Community Development Department of the City of Colorado Springs for approval of a revision to Section 7.4.506, Review of Geologic Hazard Studies of Part 5, Geologic Hazard Study and Mitigation of Chapter 7, Planning Development and Building of the Code of the City of Colorado Springs, 2001, as amended.

(Legislative)

Presenter:  
Peter Wysocki, Planning and Development Director

**Attachments:** [CPC Staff Report\\_geohazard ordinance](#)  
[Plan\\_Dev-GeologicalHazardORD-2017-1-20](#)

## **6. NEW BUSINESS CALENDAR**

- 6.A.** [CPC DP  
05-00092-A5  
MN16](#) Minor Amendment to the Cumbre Vista Development Plan illustrating changes to the phasing sequence, street and lot layout, extension of De Anza Peak Trail to Sorpresa Lane, and reduction in the number of lots. The property is located between Cowpoke Road and Sorpresa Lane, east of Tutt Boulevard and consists of 113 acres.

Presenter:

Katie Carleo, Principal Planner, Planning and Community Development

**Attachments:**

[CPC Staff Report\\_Cumbre Vista\\_CPC DP 05-00092-A5MN16](#)

[FIGURE 1\\_Site Plan Cumbre Vista](#)

[FIGURE 2\\_Project Statement Cumbre Vista](#)

[FIGURE 3\\_Letters of Opposition Cumbre Vista](#)

[FIGURE 4\\_Aproved Street Design Cumbre Vista](#)

[FIGURE 5\\_Amendment Notes Cumbre Vista](#)

[7.5.502.E Development Plan Review](#)

- 6.B.** [CPC MP  
17-00010](#) Renew North Nevada Avenue Master Plan

Presenter:

Nina Vetter, Strategic Plan & Business Process Administrator  
Peter Wysocki, Planning and Development Director

**Attachments:**

[CPC Staff Rep - Renew NNA](#)

[RenewNNAveMasterPlan\\_Draft 02.07.17](#)

[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 6.C.** [CPC CA  
17-00018](#) An ordinance amending Section 203 (Permitted, Conditional and Accessory Uses) and Section 205 (Additional Standards for Specific Land Uses) of Part 2 (Commercial Districts) of Article 3 (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 Marijuana Uses.

Presenter:

Peter Wysocki, Planning Director

**Attachments:**

[CPC Staff Report\\_MJ ordinance](#)

[Plan\\_Dev-ZoningMJUsesOtherORD-2017-02-08](#)

## **7. Adjourn**