

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, December 15, 2016**

**8:30 AM**

**Council Chambers**

**Planning Commission**

**1. Call to Order****2. Approval of the Record of Decisions (Minutes)**

- 2.A. [CPC 162](#) Record of Decisions (Minutes) for the November 17, 2016

Presenter:

Eric Phillips, Chair, City Planning Commission

**Attachments:** [CPC Minutes 11.17.16](#)

**3. Communications**

[CPC-038](#) Chairperson Eric Phillips

[CPC-002](#) Director Updates, Peter Wysocki

**4. CONSENT CALENDAR**

- 4.A. [CPC CM1  
16-00127](#) A Conditional Use for a 45-foot monopole cellular tower Commercial Mobile Radio Service with an equipment compound (CMRS) at 5670 Dublin Boulevard (Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

**Attachments:** [CPC Staff Report CMRS DALBY DUBLIN](#)

[FIGURE 1 - SITE PLAN](#)

[FIGURE 2 - PROJECT STATEMENT](#)

[7.5.704 Conditional Use Review](#)

[7.4.607 Site Selection and Collocation req](#)

[7.4.608 Design Criteria & construction standards](#)

- 4.B. [CPC UV  
15-00133EX](#) An extension of the use variance to extend the deadline for Stericycle, Inc. to receive Certificate of Designation approval.

Presenter:

Hannah Van Nimwegen, Planner II, Planning & Community Development

**Attachments:** [CPC UV 15-00133-Staff Report](#)

[Figure 1. Site Plan](#)

[Figure 2. Project Statement](#)

[Figure 3. Surrounding Zoning](#)

[Figure 4. City Code Section](#)

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

- 4.C. [CPC CU  
16-00117](#) A conditional use to allow a convenience store/gas station within an M-1 (Light Industrial) zone district addressed at 2961 North El Paso Street and located at the southeast corner of East Fillmore Street and North El Paso Street.  
(Quasi-Judicial)

Presenter:

Michael Schultz, Principal Planner, Planning & Community Development

**Attachments:** [CPC Staff Report\\_Maverik Gas Station CU](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Development Plan](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

- 4.D.1 [CPC ZC  
16-00125](#) Metal Products, LLC zone change of 7,200 square feet from R-5 (Multi-Family Residential) to C-6 (General Business) located west of the southwest corner of North Circle Drive and Willamette Place, addressed as 2709 and 2717 Willamette Place.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Planner II, Planning & Community Development

**Attachments:** [CPC Staff Report - Metal Products, LLC](#)

[Figure 1 - Rezoning Plan](#)

[Figure 2 - Development Plan Amendment](#)

[Figure 3 - Project Statement](#)

[Figure 4 - Surrounding Land Uses](#)

[7.5.603 Criteria for granting zone changes](#)

- 4.D.2 [CPC MDP  
07-00131-A1  
MN16](#) Minor Development Plan Amendment illustrating a parking lot reconfiguration, building addition, and other minor alterations to the existing site located west of the southwest corner of North Circle Drive and Willamette Place, addressed as 2709 and 2717 Willamette Place.

(Quasi-Judicial)

Presenter:  
Hannah Van Nimwegen, Planner II, Planning & Community  
Development

Attachments: [Figure 2 - Development Plan Amendment](#)  
[7.5.502.E Development Plan Review](#)  
[7.5.503.C Concept & Development Plan App Rev Procedures](#)

- 4.D.3 [AR R  
16-00763](#) Administrative Relief to allow a reduction in the required number of onsite parking stalls from 18 to 16 located west of the southwest corner of North Circle Drive and Willamette Place, addressed as 2709 and 2717 Willamette Place.

(Administrative)

Presenter:  
Hannah Van Nimwegen, Planner II, Planning & Community  
Development

Attachments: [Figure 2 - Development Plan Amendment](#)  
[7.5.1102 Findings Necessary to Grant Administrative Relief](#)

**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**

## **6. NEW BUSINESS CALENDAR**

[CPC MP  
16-00122](#)

Presentation of the Draft Envision Shooks Run Facilities Master Plan

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

**Attachments:**

[CPC Staff Report\\_ EnvisionShooksRun](#)

[Figure 1 161102 Shooks Run FMP Public Circulation - Project Statement](#)

[Figure 2 -11.29.16 DP opinion - Envision Shooks Run \[1\]](#)

[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

**7. Adjourn**