

# City of Colorado Springs

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



## Regular Meeting Agenda

Thursday, April 20, 2017

8:30 AM

Council Chambers

**Planning Commission**

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

[CPC 237](#) Minutes for the March 16, 2017, City Planning Commission Meeting

Presenter:

Eric Phillips, Chair, City Planning Commission

**Attachments:** [CPC Minutes 3.16.17 Draft](#)

**3. Communications**

2.A. [CPC-038](#) Chair Eric Phillips

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

**4. CONSENT CALENDAR**

4.A.1 [CPC ZC  
17-00015](#) Helen Hunt Community Center zone change for 2.8 acres from R2 (Two-Family Residential) to PBC/cr (Planned Business Center with conditions of record), located at 917 East Moreno Avenue

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:** [CPC Staff Report\\_Helen Hunt Community Center](#)  
[FIGURE 1 - Development Plan](#)  
[FIGURE 2 - Project Statement](#)  
[7.5.603.B Establishment or change of zone district boundaries](#)

**4.A.2** [CPC DP  
17-00016](#)

Helen Hunt Community Center Development Plan illustrating a two phase project for the renovation of the existing structures onsite and installation of a new parking lot located at 917 East Moreno Avenue

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:**

[FIGURE 1 - Development Plan](#)

[7.5.502.E Development Plan Review](#)

**4.B.** [CPC CU  
17-00022](#)

Conditional Use to establish a hemp cannabidiol (hemp oil) extraction and hemp oil product manufacturing facility on a 16-acre property zoned PIP-1 with AO (Planned Industrial Park with Airport Overlay) and addressed as 615 Wooten Drive

(Quasi-Judicial)

Presenter:

Michael Turisk, Planner II, Planning & Community Development

**Attachments:**

[CPC Staff Report\\_Platte Business Ctr\\_CPC CU 17-00122](#)

[FIGURE 1 - Project Statement](#)

[FIGURE 2 - Site Plan](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.B Development App Plan Review Criteria](#)

**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**

- 6.A.1** [CPC MPA  
04-00043-A3  
MN17](#) Minor Amendment to the Hill Properties Master Plan adding 27.79 acres designated as hospital, office, medical office, commercial and private open space.

(Quasi-Judicial)

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

**Attachments:** [CPC Staff Report\\_Penrose Hosp](#)  
[Figure 1 - Project Statement](#)  
[Figure 2 - Comments of Mesa Committee re Penrose PUD zoning application](#)  
[Figure 3 - Resident Comments](#)  
[Figure 4 - Original PUP](#)  
[Figure 5 - Master Plan Amendment](#)  
[Figure 6 - Concept Plan Amendment](#)  
[Figure 7 - Traffic Analysis Recommendations](#)  
[Figure 8 - Geologic Hazard Executive Summary](#)  
[Figure 9 - Comp Plan Chap 6](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 6.A.2** [CPC PUZ  
17-00030](#) Penrose-St. Francis zone change of 78.84 acres from PUD (Planned Unit Development) and R (Residential Estate) to PUD (Planned Unit Development; hospital, office, medical office, general commercial, 1,850,000 gross floor area, 165-foot maximum building height), located at the northeast corner of Centennial Boulevard and Fillmore Street.

(Quasi-Judicial)

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

**Attachments:** [Figure 6 - Concept Plan Amendment](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)  
[7.5.603 Findings - ZC req CA](#)

- 6.A.3** [CPC PUP  
15-00052-A1  
MJ17](#) Major Amendment to the Penrose-St. Francis New Campus concept plan adding 27.79 acres for a total concept area of 78.84 acres for hospital, office and commercial uses located at the northeast corner of Centennial Boulevard and Fillmore Street

(Quasi-Judicial)

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

**Attachments:** [Figure 4 - Original PUP](#)  
[Figure 6 - Concept Plan Amendment](#)  
[7.3.605 PUD Concept Plan](#)  
[7.5.501.E Concept Plans](#)

- 6.B.1** [CPC PUZ  
16-00096](#) Fillmore Apartments rezone of 5.012 acres from R/HS (Residential Estate with Hillside Overlay) to PUD (Planned Unit Development; multi-family residential, 18.12 dwelling units per acre, maximum building height 55 feet) located at the southeast corner of West Fillmore Street and Grand Vista Circle

(Quasi-Judicial)

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

**Attachments:** [CPC Staff Report\\_Fillmore Apts](#)  
[Figure 1 - Project Statement](#)  
[Figure 2 - Fillmore Apts CP](#)  
[Figure 3 - Resident emails](#)  
[Figure 4 - Phillip Neal email and photos](#)  
[Figure 5 - Geohazard Investigation summary](#)  
[Figure 6 - Geohazard Surficial Geo Conditions](#)  
[Figure 7 - Comp Plan Chap 6](#)  
[Figure 8 - 2020 land Use map and master plan matrix](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)  
[7.5.603.B Establishment or change of zone district boundaries](#)

**6.B.2** [CPC PUP  
16-00097](#)

PUD concept plan for the Fillmore Apartments identifying two apartment buildings and one office/clubhouse building on 5.012 acres located at the southeast corner of West Fillmore Street and Grand Vista Circle

(Quasi-Judicial)

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

**Attachments:** [Figure 2 - Fillmore Apts CP](#)  
[7.3.605 PUD Concept Plan](#)  
[7.5.501.E Concept Plans](#)

**6.C.1** [CPC A  
16-00133-1](#)

Kum & Go Store 689 Annexation Number 1 located at the northeast corner of Austin Bluffs Parkway and Park Vista Boulevard consisting of .773 acres.

(Legislative)

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

**Attachments:** [CPC Staff Report\\_KumandGo](#)  
[Figure 1 - Project Statement](#)  
[Figure 2 - Kum and Go Store 689 Annexation Number 1](#)  
[Figure 3 - Kum and Go Store 689 Annexation Number 2](#)  
[Figure 4 - Pearl Drive Vacation Plat](#)  
[Figure 5 - Zoning Map](#)  
[Figure 6 - Kum and Go Store 689 DP](#)  
[Figure 7 - Enclave Map](#)  
[7.6.203-Annexation Conditions](#)

- 6.C.2** [CPC A](#)  
[16-00133-2](#) Kum & Go Store 689 Annexation Number 2 located at the northeast corner of Park Vista Boulevard and Pearl Drive consisting of .814 acres

(Legislative)

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

**Attachments:** [Figure 3 - Kum and Go Store 689 Annexation Number 2](#)  
[7.6.203-Annexation Conditions](#)

- 6.C.3** [CPC V](#)  
[16-00147](#) Vacation of Pearl Drive right-of-way between Park Vista Boulevard and Cobalt Drive consisting of 9,096 square feet

(Legislative)

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

**Attachments:** [Figure 4 - Pearl Drive Vacation Plat](#)  
[7.7.402.C Vacation Procedures](#)

- 6.C.4** [CPC ZC](#)  
[16-00146](#) The establishment of a PBC/AO (Planned Business Center with Airport Overlay) zone district for 1.539 acres located at the northeast corner of Park Vista Boulevard and Pearl Drive

(Legislative)

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

**Attachments:** [Figure 5 - Zoning Map](#)  
[7.5.603 Findings - ZC req CA](#)

**6.C.5** [CPC DP  
16-00148](#)

A Development Plan illustrating a 6,210 square foot convenience store and 6 fueling pumps on 1.539 acres located at the northeast corner of Austin Bluffs Parkway and Park Vista Boulevard

(Quasi-Judicial)

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

**Attachments:** [Figure 6 - Kum and Go Store 689 DP](#)  
[7.5.502.E Development Plan Review](#)

**6.C.6** [CPC NV  
16-00149](#)

A Non-use Variance to allow a 9-foot front yard building setback where a 25-foot front yard setback is required along Cobalt Drive

(Quasi-Judicial)

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

**Attachments:** [Figure 6 - Kum and Go Store 689 DP](#)  
[7.3.204](#)  
[7.5.802 Nonuse Variance](#)

**7. Adjourn**