



City of Colorado Springs

Informal Meeting Agenda Planning Commission

City Hall
107 N Nevada Ave
Pikes Peak Room

Thursday, April 13, 2017

8:30 AM

107 N Nevada Ave, Pikes Peak Room

1. Call to Order

2. Communications

- 2.A. CPC-038 Chair Eric Phillips
- 2.B. CPC-002 Director Updates, Peter Wysocki

3. Updates

- 3.A. CPC-003 DRB Updates, Ryan Tefertiller / Commissioner Walkowski
- 3.B. CPC 233 Comprehensive Planning Updates - Carl Schueler
- 3.C. CPC 234 Mobile Food Vendors - Matthew Fitzsimmons

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** Minor Amendment to the Hill Properties Master Plan adding 27.79 acres
04-00043-A3M designated as hospital, office, medical office, commercial and private open
N17 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](#)
[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** Penrose-St. Francis zone change of 78.84 acres from PUD (Planned Unit
17-00030 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** Major Amendment to the Penrose-St. Francis New Campus concept plan
15-00052-A1M adding 27.79 acres for a total concept area of 78.84 acres for hospital,
J17 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** Fillmore Apartments rezone of 5.012 acres from R/HS (Residential Estate
16-00096 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** Kum & Go Store 689 Annexation Number 2 located at the northeast corner
16-00133-2 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** Vacation of Pearl Drive right-of-way between Park Vista Boulevard and
16-00147 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** The establishment of a PBC/AO (Planned Business Center with Airport
16-00146 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. Informal Discussion and Updates**8. Adjourn**