

# CITY PLANNING COMMISSION

## MEETING AGENDA

DATE: Thursday, April 20, 2017

TIME: 8:30 a.m.

PLACE: City Hall Council Chambers  
107 North Nevada Avenue  
Colorado Springs, CO 80903

NOTE: ITEMS WILL NOT BE HEARD IN THE SEQUENCE LISTED BELOW. The hearing order will be finalized approximately five (5) business days prior to the hearing date and available online at: <https://coloradosprings.legistar.com/Calendar.aspx>  
If you have questions, please contact the City of Colorado Springs Land Use Review Division at (719) 385-5905 and reference the file number listed below.

<p><b>FILE NO.S:</b> <b>CPC ZC 17-00015</b> (Quasi-Judicial)</p> <p><b>File NO.S:</b> <b>CPC DP 17-00016</b> (Quasi-Judicial)</p> <p><b>PRESENTER:</b> Lonna Thelen</p>	<p>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</p> <p>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</p>
<p><b>FILE NO.S:</b> <b>CPC CU 17-00022</b> (Quasi-Judicial)</p> <p><b>PRESENTER:</b> Mike Turisk</p>	<p>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</p>

<p><b>FILE NO.S:</b> <b>CPC PUZ 16-00096</b> (Quasi-Judicial)</p> <p><b>FILE NO.</b> <b>CPC PUP 16-00097</b> (Quasi-Judicial)</p> <p><b>PRESENTER:</b> Mike Schultz</p>	<p>A change of zone request from R/HS (Residential Estate with Hillside Overlay) to PUD (Planned Unit Development) allowing multi-family residential (apartments) with a maximum of 91 dwelling units (18.16 DU/Acre) and building height maximum of 55-feet; on 5.012 acres.</p> <p>A PUD concept plan for the Fillmore Apartments identifying two apartment buildings and one office/clubhouse building on 5.012 acres. The concept plan includes building elevations (where building elevations are not typically provided for a concept plan) demonstrating one (1) 3-story and one (1) 4-story apartment building.</p>
<p><b>FILE NO.S:</b> <b>CPC MPA 04-00043-A3MN17</b> (Quasi-Judicial)</p> <p><b>FILE NO.</b> <b>CPC PUZ 17-00030</b> (Quasi-Judicial)</p> <p><b>FILE NO.</b> <b>CPC PUP 15-00052-A1MJ17</b> (Quasi-Judicial)</p> <p><b>PRESENTER:</b> Mike Schultz</p>	<p>This project involves multiple Land Use applications regarding the Penrose-St. Francis New Campus location at the northeast corner of W. Fillmore Street and Centennial Boulevard. The applications include a minor amendment to the Hill Properties Master Plan to include the additional 27.79 acres of property.</p> <p>A change of zone from PUD (Planned Unit Development) and R (Residential Estate) to a new PUD (Planned Unit Development) zone district allowing a maximum building height of 165-feet, a maximum of 1,850,000 square feet of gross floor area and allowed uses including hospital, medical office, general office and general commercial consisting of 78.84 acres.</p> <p>A major amendment to the Penrose-St. Francis New Campus planned unit development concept plan adding 27.79 acres of property located southeast of the original site and additional plan changes to the proposed building areas as identified on the plan; the total concept plan area will consist of 78.84 acres.</p>
<p><b>FILE NO.S:</b> <b>CPC A 16-00133-1</b> (Legislative)</p> <p><b>FILE NO.S:</b> <b>CPC A 16-00133-2</b> (Legislative)</p> <p><b>FILE NO.S:</b> <b>CPC ZC 16-00146</b> (Quasi-Judicial)</p>	<p>Kum &amp; Go Store 689 Annexation Number 1 located at the northeast corner of Austin Bluffs Parkway and Park Vista Boulevard consisting of .493 acres.</p> <p>Kum &amp; Go Store #689 Annexation Number 2 located at the northeast corner of Park Vista Boulevard and Pearl Drive consisting of .814 acres.</p> <p>Establishment of the PBC/AO (Planned Business Zone with Airport Overlay) zone district, consisting of 1.539 acres, based upon the findings that the zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603.</p>

<p><b>FILE NO.</b> <b>CPC V 16-00147</b> (Quasi-Judicial)</p> <p><b>FILE NO.</b> <b>CPC DP 16-00148</b> (Quasi-Judicial)</p> <p><b>FILE NO.</b> <b>CPC NV 16-00149</b></p> <p><b>PRESENTER:</b> Mike Schultz</p>	<p>Vacation of Pearl Drive right-of-way consisting of 9,096 square feet (.209 acres). The proposed vacation of right-of-way would consist of that area between Park Vista Boulevard and Cobalt Drive.</p> <p>Kum &amp; Go Store #689 Development Plan regarding a proposed a 6,210 square foot convenience store and 6 fueling pumps on 1.539 acres of property located at the northeast corner of Austin Bluffs Parkway and Park Vista Boulevard.</p> <p>A non-use variance to allow a 9-foot front yard building setback where 25-foot front yard setback is required along Cobalt Drive.</p>
<p><b>FILE NO.S:</b> <b>CPC CA 16-00008</b> (Legislative)</p> <p><b>PRESENTER:</b> Peter Wysocki</p>	<p>An Ordinance repealing and reordaining Section 906 (Appeals) of Part 9 (Notice, Hearings and Appeals) of Article 5 (Administration and Procedures) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to appeals.</p>