

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

THURSDAY, February 19, 2015

CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE
COLORADO SPRINGS, COLORADO 80903

CHAIRMAN SHONKWILER CALLED THE MEETING TO ORDER AT 8:30 A.M.
THE MEETING ADJOURNED AT 8:35 A.M.

PRESENT:

Donley
Henninger
McDonald
Phillips
Shonkwiler
Smith
Walkowski

ABSENT:

Markewich

ALSO IN ATTENDANCE:

Mr. Ryan Tefertiller, Planning Manager on behalf of Planning Director, Peter Wysocki
Mr. Marc Smith, City Senior Corporate Attorney

COMMUNICATIONS

Chairman Shonkwiler announced that Commissioner Markewich was excused, leaving eight commissioners in attendance.

Mr. Tefertiller announced that he would be filling in for Peter Wysocki, Planning and Development Director and that there were no comments on behalf of the City.

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CONSENT CALENDAR

ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
<p>ITEM.: A.1 CPC ZC 14-00136</p> <p>ITEM.: A.2 CPC CU 98-00336-A3MN14 (Quasi-Judicial)</p> <p>PARCEL NO.: 6303406008</p> <p>PLANNER: Meggan Herington</p>	<p>Request by John Nelson on behalf of BISH-ING, LLC for consideration of the following development applications:</p> <ol style="list-style-type: none"> 1. A change of zone from Planned Industrial Park (PIP-1) to Planned Business Center District with Conditions of Record (PBC/CR). 2. A minor development plan amendment to update the site data to illustrate the zone change and outline restricted uses. <p>The property is located at 3325 Meadow Ridge Drive and consists of 2.41 acres.</p>	
<p>ITEM.: B CPC UV 15-00003 (Quasi-Judicial)</p> <p>PARCEL NO.: 6426207017</p> <p>PLANNER: Mike Schultz</p>	<p>A request by HB & A on behalf of Silver Key (Applicant) and Len & Ann Ganote Trust (Owners) for approval of a Use Variance to allow a Social Service use within a PIP-2, (Planned Business Center), correction to the record, <u>(Planned Industrial Park)</u> zone district; Silver Key will occupy 36,000 sq. ft. of the approximately 68,000 sq. ft. of the space. The subject property is located at 1605-1655 S. Murray Blvd.; the property comprises of 6.09 acres and is zoned PIP-2/AO/SS (Planned Industrial Zone with airport and streamside overlays).</p>	

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<p>ITEM.: C.1 CPC ZC 14-00139</p> <p>ITEM.: C.2 CPC NV 14-00140 (Quasi-Judicial)</p> <p>PARCEL NO.: 7412404028</p> <p>PLANNER: Mike Schultz</p>	<p>A request by Rocky Mountain Land Trust for the approval of the following development applications:</p> <ol style="list-style-type: none">1. A change of zone from PUD/CR (Planned Unit Development with conditions of record) to R-2 (Two-family Residential).2. Two non-use variances: 1) Request to allow a duplex on a 6,239 square foot lot where 7,000 sq. ft. is required. 2) Request to allow one (1) off-street parking stall where two (2) are required for two residential units. <p>The subject property is located at 544 W. Monument Street and consists of 0.14 acre.</p>	
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CONSENT CALENDAR

DATE: February 19, 2015
ITEM: A.1-A.2
STAFF: Meggan Herington
FILE NO.: CPC ZC 14-00136, CPC CU 98-00336-A3MN14
PROJECT: Skate America

DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Henninger, seconded by Commissioner Smith, to approve **Item A.1-File No. CPC ZC 14-00136**, a change of zone from Planned Industrial Park (PIP-1) to Planned Business Center District with Conditions of Record (PBC/CR) based upon the finding that it complies with the review criteria of City Code Section 7.5.603.B. Motion carried 8-0 (Commissioner Markewich excused).

Moved by Commissioner Henninger, seconded by Commissioner Smith, to approve **Item A.2-File No. CPC CU 98-00336-A3MN14**, a minor development plan amendment to update the site data to illustrate the zone change and outline restricted uses based upon the finding that it complies with the review criteria of City Code Section 7.5.502.E. Motion carried 8-0 (Commissioner Markewich excused).

February 19, 2015

Date of Decision

Robert Shonkwiler

Planning Commission Chair

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
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CONSENT CALENDAR

DATE: February 19, 2015
ITEM: B
STAFF: Mike Schultz
FILE NO.: CPC UV 15-00003
PROJECT: Silver Key

DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Henninger, seconded by Commissioner Smith, to approve **Item B-File No. CPC UV 15-00003**, a Use Variance to allow a Social Service use within a PIP-2 (Planned Industrial Park) zone district, based upon the finding that it complies with the review criteria of City Code Sections 7.5.803 B and 7.5.502.E. Motion carried 8-0 (Commissioner Markewich excused).

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Robert Shonkwiler

Planning Commission Chair

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
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CONSENT CALENDAR

DATE: February 19, 2015
ITEM: C.1-C.2
STAFF: Mike Schultz
FILE NO.: CPC ZC 14-00139, CPC NV 14-00140
PROJECT: 544 W. Monument Zone Change

DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Henninger, seconded by Commissioner Smith, to approve **Item C.1-File No. CPC ZC 14-00139**, a change of zone from PUD/CR (Planned Unit Development with conditions of record) to R-2 (Two-family Residential) based upon the finding that it complies with the review criteria of City Code Section 7.5.603.B. Motion carried 8-0 (Commissioner Markewich excused).

Moved by Commissioner Henninger, seconded by Commissioner Smith, to approve **Item C.2-File No. CPC NV 14-00140**, two non-use variances: 1) to allow a duplex on a 6,239 square foot lot where 7,000 sq. ft. is required. 2) to allow one (1) off-street parking stall where two (2) are required for two residential units based upon the finding that it complies with the review criteria of City Code Section 7.5.802.B. Motion carried 8-0 (Commissioner Markewich excused).

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Robert Shonkwiler
Planning Commission Chair