

CITY PLANNING COMMISSION INFORMAL AGENDA

DATE: Thursday, April 9, 2015
TIME: 8:30am
LOCATION: City Administrative Building, 30 S. Nevada Ave., **Conference Room 401-Large**

- 1. ACCESS MANAGEMENT PRESENTATION**
 - *Kathleen Krager, Transportation Manager*
 - *Zaker Alazzeh, Traffic Review Engineer*
- 2. COMMUNICATIONS**
 - *Peter Wysocki, Planning and Development Director*
 - Recent City Council Actions
 - General updates
 - *Robert Shonkwiler, CPC Chair*
 - Communications
 - *Ray Walkowski, Planning Commissioner*
 - Downtown Review Board recent actions
- 3. DISCUSSION OF AGENDA ITEMS**
 - *Staff presentation of agenda items listed in the tables below*

CONSENT CALENDAR	
ITEM NO.	PROJECT DESCRIPTION
<p>ITEM.: A CPC CU 15-00018 (Quasi-Judicial)</p> <p>PARCEL NO.: 6303314001</p> <p>PLANNER: Meggan Herington</p>	<p>A request by YOW Architects on behalf of Lexington HP, LLC for approval of a conditional use for Grace Bible Church. The conditional use will allow a church in an existing PIP-1 (Planned Industrial Park) zoned building. The property is 4.84 acres and addressed as 7899 Lexington Drive.</p>

<p>ITEM.: B.1 CPC ZC 15-00001 (Quasi-Judicial)</p> <p>ITEM.: B.2 CPC CP 15-00002 (Quasi-Judicial)</p> <p>PARCEL NOS.: 7336300004, 7336300013</p> <p>PLANNER: Lonna Thelen</p>	<p>A request by NES Inc., on behalf of Pueblo Bank and Trust for approval of the following development applications:</p> <ol style="list-style-type: none"> 1. A rezone of 7.04 acres from OC/cr/HS (Office complex with a condition of record and hillside overlay) to OC (Office complex) and a rezone of 3.8 acres from PUD/HS (Planned unit development with hillside overlay) to OC (Office complex). 2. A concept plan for an office development (Southwest Centennial and Fillmore). <p>The property is zoned OC/cr/HS and PUD/HS, contains 10.8 acres and is located southwest of Centennial Boulevard and Fillmore Street</p>
---	--

NEW BUSINESS CALENDAR

ITEM NO.	PROJECT DESCRIPTION
<p>ITEM NO.: 4 CPC CU 14-00005 (Quasi-Judicial)</p> <p>PARCEL NO.: 6416211042</p> <p>PLANNER: Ryan Tefertiller</p>	<p>A request by Charlene Renee Simmons representing Set Free God's House on behalf of Joe G. Abeyta for a conditional use to allow the existing commercial space to be used for a human service shelter to provide temporary housing for up to 21 residents. The property is located at 2231 and 2233 E. Platte Ave., is zoned C6/CU (General Business), is roughly 1.2 acres in size.</p>
<p>ITEM NO.: 5 CPC AP 15-00026 (Quasi-Judicial)</p> <p>PARCEL NO.: 7303203021</p> <p>PLANNER: Rachel Teixeira</p>	<p>An appeal by Duane Johnston, regarding the administrative approval for a Hillside Overlay site plan amendment to 2940 Needlecone Lane. The property consists of 0.649 acres and is located northeast of Sawback Trail and Needlecone Lane.</p>

<p>ITEM NO.: 6.A CPC ZC 15-00004 (Quasi-Judicial)</p> <p>ITEM NO.: 6.B CPC DP 15-00005 (Quasi-Judicial)</p> <p>ITEM NO.: 6.C CPC NV 15-00027 (Quasi-Judicial)</p> <p>ITEM NO.: 6.D CPC NV 15-00028 (Quasi-Judicial)</p> <p>PARCEL NO.: 6328200008</p> <p>PLANNER: Steve Tuck</p>	<p>A request by Newsome Development and Investments Inc. on behalf of the Joe and Rachel Cressman Trust, the Jo Anne Clark Irrevocable Trust, Kent Rockwell and Elizabeth Lancaster Rockwell for approval of the following development applications:</p> <ul style="list-style-type: none"> A. A zone change from R/HS (Estate, Single-Family with Hillside Overlay) to SU/HS (Special Use with Hillside Overlay). B. A development plan for a 5-story building for 71 dwellings with 157 bedrooms are proposed. C. A nonuse variance to allow a front setback of 10.11' where 25' is required adjacent to Cragmor Village Road. D. A nonuse variance to allow 20 parking spaces to back across a property line adjacent to the public right-of-way of Cragmor Village Road. <p>The property consists of 2.14 acres and is located at 6 ,8 and 10 Cragmor Village Road.</p>
<p>ITEM NO.: 7 CPC MP 04-00012-A1MJ15 (Legislative)</p> <p>PLANNER: Peter Wysocki</p>	<p>A request for approval of an amendment to the Gold Hill Mesa Urban Renewal Plan to exclude the commercially-designated properties from the existing Gold Hill Mesa Urban Renewal Area and establish a separate Gold Hill Mesa Commercial Urban Renewal Plan Area for the commercially-designated properties.</p> <p>The property consists of approximately 70 acres, and is generally located South of Highway 24 and East of 21st Street.</p>