

# CITY PLANNING COMMISSION

## MEETING AGENDA

DATE: Thursday, January 21, 2016

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.

*In accord with the Americans with Disabilities Act of 1990 ("ADA"), the City of Colorado Springs will not discriminate against qualified individuals with disabilities. Should you require an auxiliary aid and/or service to participate in an upcoming Planning Commission meeting, please contact the Land Use Review offices at (719) 385-5905 as soon as possible but no later than 48 hours before the scheduled monthly meeting so that we can do our best to accommodate your needs.*

<p><b>FILE NOS.:</b> <b>CPC PUZ 15-00100</b> (Quasi-Judicial)</p> <p><b>CPC PUP 15-00101</b> (Quasi-Judicial)</p> <p><b>PARCEL NOS.:</b> 7413122001;7413122018</p> <p><b>PLANNER:</b> Michael Turisk</p>	<p>A request by David Morrison of Land Patterns, Inc. on behalf of Challenger Homes, Inc. for approval of the following applications:</p> <ol style="list-style-type: none"> <li>1. A change of zone from C-6 (General Business) to PUD (Planned Unit Development).</li> <li>2. A concept plan for a 46 unit apartment building, four-stories in height.</li> </ol> <p>The site is currently zoned C-6 (General Business), contains .5 acres and located at 16 and 22 N. Spruce St.</p>
<p><b>FILE NO.:</b> <b>CPC CU 15-00090</b> (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b> 6305103002</p> <p><b>PLANNER:</b> Mike Schultz</p>	<p>A request by Sonic Development, Inc. on behalf of Harwal, Inc. for approval of the following application:</p> <p>A conditional use for an automotive sales lot consisting of a 9,037 square foot dealership/service facility building, a freestanding 1,073 square foot car wash and an outdoor display of vehicles.</p> <p>The subject property is zoned PBC (Planned Business Center) consists of 5.83 acres and located at 1626 &amp; 1650 Jamboree Drive.</p>

<p><b>FILE NOS.:</b> <b>CPC ZC 15-00109</b> (Quasi-Judicial)</p> <p><b>CPC DP 15-00110</b> (Quasi-Judicial)</p> <p><b>PARCEL NO.'S:</b> 6428106042</p> <p><b>PLANNER:</b> Lonna Thelen</p>	<p>A request by Circle K Stores Inc for the approval of the following development applications:</p> <ol style="list-style-type: none"> <li>1. A zone change from OC (Office Complex) to PBC (Planned Business Center) to allow a 4,480 square foot convenience store with gas and a car wash.</li> <li>2. A development plan for a convenience store with gas and a car wash.</li> </ol> <p>The property is zoned OC (Office Complex), contains 2.4 acres, and is located at 1715 and 1735 Monterey.</p>
<p><b>FILE NOS.:</b> <b>CPC ZC 15-00118</b> (Quasi-Judicial)</p> <p><b>CPC CP 15-00119</b> (Quasi-Judicial)</p> <p><b>PARCEL NO.'S:</b> 6401100053</p> <p><b>PLANNER:</b> Mike Schultz</p>	<p>A request by FN, LLC (Joy Focht) for the approval of the following applications:</p> <ol style="list-style-type: none"> <li>1. A change of zone from PIP-1/AO (Planned Industrial Park with Airport Overlay) to C-6/CR/AO (General Business with conditions of record and Airport Overlay).</li> <li>2. A concept plan for an automotive sales lot.</li> </ol> <p>The subject property is located at 2420 Victor Place, is zoned PIP-1/AO (Planned Industrial Park with Airport Overlay) and consists of 8.69 acres.</p>
<p><b>FILE NOS.:</b> <b>CPC ZC 15-00122</b> (Quasi-Judicial)</p> <p><b>CPC DP 97-00346-A1MJ15</b> (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b> 7412100020</p> <p><b>PLANNER:</b> Lonna Thelen</p>	<p>A request by Steve Rodriguez on behalf of Colorado Springs Utilities for approval the following applications:</p> <ol style="list-style-type: none"> <li>1. A change of zone from PK/PF/R/HS (Parks and Recreation, Public Facilities, Estate Single-Family Residential; all with Hillside Overlay) to PF/HS (Public Facility with Hillside Overlay).</li> <li>2. A major amendment to the development plan for the Little Mesa Tank Relocation. The project will add a new tank location.</li> </ol> <p>The property is currently zoned PK/PF/R/HS (Parks and Recreation, Public Facilities, Estate Single-Family Residential; all with Hillside Overlay), contains 17 acres, and is located southeast of the intersection of Manitou Boulevard and Mesa Road at 1410 Manitou Boulevard.</p>
<p><b>FILE NO.:</b> <b>CPC CA 15-00134</b> (Legislative)</p> <p><b>PLANNER:</b> Ryan Tefertiller</p>	<p>A request by the City of Colorado Springs for approval of an ordinance adopting multiple minor changes to the 2011 Pikes Peak Building Code. The proposed changes specifically affect Part 1 – General Provisions, of Article 10 – Building Code Administration, of Chapter 7 – Planning, Development and Building of City Code.</p>

<p><b>FILE NO.:</b>  <b>CPC CA 15-00138</b>  (Legislative)</p> <p><b>PLANNER:</b>  Carl Schueler</p>	<p>An ordinance creating a new Infill and Redevelopment Chapter within the existing City of Colorado Springs Comprehensive Plan in accord with Section 7.1.107.B of the Code of the City of Colorado Springs, 2001, as amended.</p>
<p><b>FILE NOS.:</b>  <b>CPC ZC 15-00140</b>  (Quasi-Judicial)</p> <p><b>CPC DP 15-00141</b>  (Quasi-Judicial)</p> <p><b>PARCEL NO.'S:</b>  745200096</p> <p><b>PLANNER:</b>  Conrad Olmedo</p>	<p>A request by Andrea Barlow of N.E.S., Inc., on behalf of Judy Henley, for approval of the following applications:</p> <ol style="list-style-type: none"> <li>1. A zone change from R1-6000 (Single-Family Residential) to OR (Office Residential).</li> <li>2. A development plan for an Office/Medical Use.</li> </ol> <p>The property is currently zoned R1-6000 (Single-Family Residential), consists of 15,782 square feet and is located at the northwest corner of the intersection of S. 8<sup>th</sup> St. and Cheyenne Blvd. at 802 Cheyenne Blvd.</p>
<p><b>FILE NO.:</b>  <b>CPC CA 15-00144</b>  (Legislative)</p> <p><b>PLANNER:</b>  Peter Wysocki</p>	<p>An ordinance amending Section 303 (Final Plat requirements) of Part 3 (Final Platting Procedures) of Article 7 (Subdivision Regulations) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to the reference of declarations of common interest communities.</p>
<p><b>FILE NO.:</b>  <b>CPC CA 15-00145</b>  (Legislative)</p> <p><b>PLANNER:</b>  Peter Wysocki</p>	<p>An ordinance amending Part 3 (Land Use Types and Classifications) of Article 2 (Basic Provisions, Definitions and Land Use Types and Classifications) and Part 2 (Commercial Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs, 2001, as amended, pertaining to marijuana consumption club facilities.</p>