

CITY PLANNING COMMISSION

PRELIMINARY AGENDA

DATE: Thursday, September 17, 2015

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.gov/business/building-construction/land-use/city-planning-commission-cpc>
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. Anyone requiring an auxiliary aid and/or service to participate in the public hearing, please contact the Land Use Review offices at (719) 385-5905 as soon as possible but no later than 48 hours before the scheduled hearing.

<p>FILE NO: CPC MP 06-00219-A5MJ15 (Quasi-Judicial)</p> <p>PARCEL NO.: 6200000656</p> <p>PLANNER: Meggan Herington</p>	<p>A request by NES, Inc. on behalf of Pulpit Rock Investments, LLC for approval of a major amendment to the Flying Horse Master Plan.</p> <ol style="list-style-type: none"> 1. The proposed amendment will eliminate a 25 acre Community Park and replace the land use with 23 acres of residential development at 2 – 3.5 dwelling units per acre 2. The proposed amendment will also create a new pocket park and a number of trail connections and other minor changes to parks configurations and land use configurations. <p>The property has 25 acres and is zoned A (Agricultural) and located North of New Life Drive and west of future Powers Boulevard.</p>
<p>FILE NO's: CPC A 14-00144 (Legislative)</p> <p>CPC PUZ 15-00024 (Quasi-Judicial)</p> <p>CPC PUP 15-00025 (Quasi-Judicial)</p> <p>PARCEL NO.: 5316000017</p> <p>PLANNER: Meggan Herington</p>	<p>A request by Drexel Barrell and Company on behalf of Peakmark Heights, LLC, The Dominic and Vivian M. Zarraretti Trust and The Walter Family Trust for approval of the following applications:</p> <ol style="list-style-type: none"> 1. Annexation of the 44.71 acre Mountain Valley Preserve to the city of Colorado Springs. 2. Establish the PUD/AO (Planned Unit Development with Airport Overlay) zone district. 3. The Mountain Valley Preserve Concept Plan. The concept plan illustrates future development of 141 single family lots at an overall density of 3.77 dwelling units per acre. <p>The annexation is located east of Marksheffel Road and south of Dublin Boulevard. The zone district and concept plan have 37.35 acres located directly east of Marksheffel Road and south of Dublin Boulevard.</p>

<p>FILE NO's : CPC MPA 04-00043-A2MN15 (Quasi-Judicial) CPC PUZ 15-00051 (Quasi-Judicial) CPC PUP 15-00052 (Quasi-Judicial) PARCEL NO.: 7336200001 PLANNER: Steve Tuck</p>	<p>A request by RTA Architects on behalf of Turtle Creek Grandview Office LLC for the consideration of the following applications:</p> <ol style="list-style-type: none"> 1. A minor amendment to the Hill Master Plan. The amendment proposes revising the land use designations. The existing master plan designates the area as neighborhood commercial, office and general industrial. The proposed amendment shows hospital and office uses. 2. A Zone Change from PBC/OC/PIP-1 (Planned Business Center, Office Complex, Planned Industrial Park) to PUD (Planned Unit Development) for the Penrose-St. Francis New Campus. A hospital, office, and commercial, with 200' maximum building height. 3. A concept plan for the Penrose-St. Francis New Campus. A hospital with office and commercial uses. <p>The property consists of 51.05 acres and is currently zoned PBC/OC/PIP-1 (Planned Business Center, Office Complex, and Planned Industrial Park) and is located at the northeast corner of Fillmore Street and Centennial Boulevard.</p>
<p>FILE NO.: CPC PUD 15-00064 (Quasi-Judicial) PARCEL NO.: 6318305067 PLANNER: Rachel Teixeira</p>	<p>Request by N.E.S., Inc. on behalf of Pueblo Bank & Trust Company c/o Premier Homes for approval of the following application:</p> <ol style="list-style-type: none"> 1. The Creekside at Rockrimmon development plan. The proposed development plan will have 71 multi-family units, designed in a townhouse configuration for student housing at 0, 151, 152, and 192 Heavy Stone View. <p>The site is located at the northwest of Delmonico Drive and Rockrimmon Boulevard, has 11.2 acres and is zoned PUD/CR/HS/SS (Planned Unit Development with Condition of Record, Hillside and Streamside Overlays).</p>
<p>FILE NO.: CPC UV 14-00126 (Quasi-Judicial) PARCEL NO.: 6434301021 PLANNER: Mike Schultz</p>	<p>Request by Neil Olesky of Olesky Investments for approval of the following application:</p> <ol style="list-style-type: none"> 1. A use variance to permit a landfill (shingle stockpile remediation) within a streamside overlay. <p>The subject property is zoned M-1/SS (Light Industrial with Streamside Overlay), consists of 2.01 acres and is located south at 3320 and 3330 Drennan Industrial Loop.</p>
<p>FILE NO's: CPC CU 15-00044 (Quasi-Judicial) AR R 15-00310 (Quasi-Judicial) PARCEL NO.: 6414108002 PLANNER: Mike Turisk</p>	<p>A request by John Schwab of JPS Engineering on behalf of Bill Darnell for approval of the following applications:</p> <ol style="list-style-type: none"> 1. A proposed conditional use development plan to establish an indoor RV storage facility on a currently vacant .89 acre property. The project proposes one 17-foot 9-inch building with 11 storage stalls. A conditional use is required because the project site lies within the city's streamside overlay 2. An administrative relief to allow for a 15% increase in permitted impervious area/surface within the streamside overlay buffer and to allow for a 15% reduced building setback at the southwest corner of the RV storage facility and the property line. <p>The property is zoned PIP-2/AO-APZ 2/SS (Planned Industrial Park with Airport Overlay with Accident Potential Zone 2 subzone and Streamside Overlay). The property is located at 4750 Town Center Drive.</p>

