**City Planning Commission**

**Meeting Agenda**

DATE: Thursday, August 18, 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.**

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| **FILE NOS.:**  **CPC MP 06‑00219‑A7MN16**  (Quasi-Judicial)  **CPC PUZ 16‑00074**  (Quasi-Judicial)  **CPC PUD 16‑00076**  (Quasi-Judicial)  **PLANNER:**  Katie Carleo | Request by NES Inc, on behalf of Pulpit Rock Investments,   1. A minor amendment to the Flying Horse Master Plan changing 13.59 acres from Residential 2 – 3.5 dwelling units per acre to Residential 3.5 – 8 dwelling units per acre. 2. A zone change for Cortona at Flying Horse from A (Agricultural) to PUD (Planned Unit Development; single-family attached residential, 3.679 dwelling units per acre, 30-foot maximum building height), located southeast of the future extension of Hawk Stone Drive and Ridgeline Drive. 3. A PUD Development Plan for Cortona at Flying Horse illustrating layout for the 13.59 acre site to be developed as single-family attached residential, located southeast of the future extension of Hawk Stone Drive and Ridgeline Drive. |
| **FILE NO.S:**  **CPC ZC 16‑00061**  (Quasi-Judicial)  **CPC DP 16‑00060**  (Quasi-Judicial)  **CPC DP 16‑00062**  (Quasi-Judicial)  **CPC DP 16‑00068**  (Quasi-Judicial)  **PLANNER:**  Michael Schultz | Request on behalf of Harwal Inc.   1. By Yow Architects for a change of zone from PBC/cr (Planned Business Center with conditions of record) to PBC/cr (Planned Business Center with conditions of record). The change of zone specifically requests to remove certain conditions of record relating to restricted land uses, specifically removing restriction on fast food restaurants, gasoline pumps and mini‑warehouses. The subject property is located at the southwest corner of N. Academy Boulevard and Maizeland Road, is currently zoned PBC/cr (Planned Business Center with conditions of record) and consists of 7.047 acres. 2. By Olsson Associates on behalf of Harwal Inc. and Kum & Go Inc. for approval of the Kum & Go #686 Development Plan. The development plan is for a 6,217 sq. ft. convenience store with fuel sales. The subject property is located at the northeast corner of that block situated at the southwest corner of N. Academy Boulevard and Maizeland Road, the site is currently zoned PBC/CR (Planned Business Center with conditions of record) and will consist of 1.73 acres. 3. By YOW Architects for approval of the Your Storage Center Development Plan. The development plan is for a self‑storage facility consisting of ten (10) storage buildings and one (1) office/residence. The subject property is located on the western half block of the property located at the southwest corner of N. Academy Boulevard and Maizeland Road, the site is currently zoned PBC/cr (Planned Business Center with conditions of record) and will consist of 3.75 acres. 4. By YOW Architects for approval of the Carl’s Jr. Development Plan; the development plan is for a fast food restaurant. The proposed development is part of the development of the 7 acre vacant site located at the southwest corner of N. Academy Blvd and Maizeland Road. The proposed development is located at northwest corner of N. Academy Blvd and Alpine Place, is currently zoned PBC/cr (Planned Business Center with conditions of record) and will consist of 1.28 acres. |
| **FILE NO.S:**  **CPC ZC 16‑00082**  (Quasi-Judicial)  **CPC CP 16‑00083**  (Quasi-Judicial)  **PLANNER:**  Katie Carleo | Request by Classic Consulting Engineers and Surveyors, on behalf of Continental 140 Fund LLC,   1. Watermark at Briargate zone change of 11.06 acres from PBC (Planned Business Center) to OC (Office Complex), located northeast of Union Boulevard and Continental Heights. 2. Watermark at Briargate Concept Plan illustrating conceptual layout for the 11.06 acre site to be developed as a multi-family apartment complex, located northeast of Union Boulevard and Continental Heights. |
| **FILE NO.S:**  **CPC SWP 16‑00057**  (Quasi-Judicial)  **PLANNER**:  Michael Turisk | A request by Paul Rising, on behalf of Tara Custom Homes, for approval of a Subdivision Waiver from Design Standards, per City Code Section 7.7.605(C), to allow legal access via an alley and not a public street for the property at 543 Robbin Place, located approximately ¼-mile west of the intersection of North Spruce and West Boulder Streets on the City’s west side. |
| **FILE NO.S:**  **CPC CA 16‑00086**  (Legislative)  **PLANNER**: | Request by the City of Colorado Springs for approval of a code change amending Section 1503 (Home Occupation Permit Standards and Criteria) of Part 15 (Home Occupations) of Article 5 (Administrative and Procedures) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs, 2001 as amended related to the production and sales of plants, fruits, vegetables and cottage foods. |