

# CITY PLANNING COMMISSION INFORMAL AGENDA

*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.*

**DATE:** Thursday, February 11, 2016  
**TIME:** 8:30am  
**LOCATION:** City Administrative Building, 30 S. Nevada Ave. **ROOM 102**

**1. COMMUNICATIONS**

- *Peter Wysocki, Planning and Development Director*
  - Recent City Council Actions
  - General updates
- *Eric Phillips, CPC Chair*
  - Communications
- *Ray Walkowski, Planning Commissioner*
  - Downtown Review Board recent actions

**2. DISCUSSION OF AGENDA ITEMS**

- *Staff presentation of agenda items listed in the tables below*

<b>CONSENT CALENDAR</b>	
<b>ITEM NO.</b>	<b>PROJECT DESCRIPTION</b>
<p><b>ITEM: A.1</b>  <b>CPC MP 06-00219-A6MN15</b>                      (Quasi-Judicial)</p> <p><b>ITEM: A.2</b>  <b>CPC ZC 15-00136</b>                      (Quasi-Judicial)</p> <p><b>ITEM: A.3</b>  <b>CPC CP 15-00137</b>                      (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b>                      6209108007</p> <p><b>PLANNER:</b>                      Meggan Herington</p>	<p>A request by NES, Inc. on behalf of Classic Development-Flying Horse, LLC for approval of the following applications:</p> <ol style="list-style-type: none"> <li>1. An amendment to the Flying Horse Master Plan. The amendment changes the land use of a 1.44-acre site from Residential to Office.</li> <li>2. A zone change of 1.44 acres from PUD (Planned Unit Development-Residential) to OC (Office Complex).</li> <li>3. The Flying Horse Parcel Number 25A concept plan that illustrates a 11,450 square feet office building with associated parking, screening and landscaping.</li> </ol> <p>The site is currently zoned PUD (Planned Unit Development-Residential), consists of 1.44 acres and is located at the southwest corner of Flying Horse Club Drive and Highway 83.</p>

<p><b>ITEM: B</b>  <b>CPC ZC 16-00004</b>  (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b>  5400000258</p> <p><b>PLANNER:</b>  Meggan Herington</p>	<p>Request by Mountain View Electric on behalf of BLH No. 1, LLC for approval of the following application:</p> <p style="padding-left: 40px;">A change of zone classification from R1-6000 (Single-Family Residential) to PF (Public Facility) for the Geesen Electrical Substation.</p> <p>The subject property consists of 4.29 acres and is located one mile northwest of the intersection of Drennan Road and Mockingbird Lane.</p>
<p><b>ITEM: C</b>  <b>CPC CU 15-00129</b>  (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b>  6426115001</p> <p><b>PLANNER:</b>  Lonna Thelen</p>	<p>A request by Assisted Living at the Spring, LLC for approval of the following application:</p> <p style="padding-left: 40px;">A conditional use development plan to allow a Human Service Facility in a PBC/AO (Planned Business Center with Airport Overlay) zone district. The project is for a 30 bed assisted living facility.</p> <p>The site is zoned PBC/AO (Planned Business Center with Airport Overlay), contains 0.61 acres and is located at 1605 Jet Wing Drive.</p>
<p><b>ITEM: D.1</b>  <b>CPC PUZ 15-00092</b>  (Quasi-Judicial)</p> <p><b>ITEM: D.2</b>  <b>CPC PUD 15-00093</b>  (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b>  6318300017</p> <p><b>PLANNER:</b>  Rachel Teixeira</p>	<p>A request by NES, Inc. on behalf of Park 5th Avenue Development Company LLC for approval of the following applications:</p> <ol style="list-style-type: none"> <li>1. A zone change from OC/CR/PUD/HS/SS (Office Complex with Conditions of Record and Planned Unit Development with Hillside and Streamside Overlays) to PUD/SS (Planned Unit Development with Streamside Overlay).</li> <li>2. The Wildgrass PUD Development Plan The plan illustrates the layout of 76 single-family attached (duplex) residential lots with associated parking and landscaping.</li> </ol> <p>The site consists of 14.44 acres, is currently zoned OC/CR/PUD/HS/SS (Office Complex with Conditions of Record and Planned Unit Development with Hillside and Streamside Overlays) and located at the northwest corner of South Rockrimmon Boulevard and Delmonico Drive.</p>

<b>UNFINISHED BUSINESS CALENDAR</b>	
<b>ITEM NO.</b>	<b>PROJECT DESCRIPTION</b>
<p><b>ITEM 3:</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>
<p><b>ITEM: 4.A</b> <b>CPC ZC 15-00107</b> (Quasi-Judicial)</p> <p><b>ITEM: 4.B</b> <b>CPC CP 15-00108</b> (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b> 73354000009</p> <p><b>PLANNER:</b> Mike Schultz</p>	<p>A request by Kimley-Horn &amp; Associates on behalf of Garden of the Gods Club LLC for approval of the following applications:</p> <ol style="list-style-type: none"> <li>1. A zone change from R/HS (Residential Estate with Hillside Overlay) and R-5/HS (Multi-family with Hillside Overlay) to PUD/HS (Planned Unit Development with Hillside Overlay).</li> <li>2. A PUD concept plan proposing a multi-story facility with a maximum of 266 independent living units, 40 memory care units, 66 assisted living units and 56 skilled nursing units with a maximum building height of 67-ft.</li> </ol> <p>The subject property is located south of Fillmore Street and Grand Vista Circle, is currently zoned R/HS (Residential Estate with Hillside Overlay) and R-5/HS (Multi-family with hillside overlay) and consists of 25.62 acres. This item was referred back to the City Planning Commission by City Council based on an appeal filed to consider Chapter 6 of the Comprehensive Plan.</p>

## NEW BUSINESS CALENDAR

ITEM NO.	PROJECT DESCRIPTION
<p><b>ITEM: 5</b>  <b>CPC CU 15-00132</b>                      (Quasi-Judicial)</p> <p><b>PARCEL NO.</b>                      6331208001</p> <p><b>PLANNER:</b>                      Hannah Van Nimwegen</p>	<p>A request by Patrick Meade for Iron Mountain Demolition and Roll-Off for an approval of the following application:</p> <p style="padding-left: 40px;">A conditional use to allow a construction and demolition debris transfer facility within the M-1 (Light Industrial) zone district.</p> <p>The subject property consists of 1.2 acres and is located at 3310 and 3320 North Cascade Avenue.</p>
<p><b>ITEM: 6.A</b>  <b>CPC ZC 16-00002</b>                      (Quasi-Judicial)</p> <p><b>ITEM: 6.B</b>  <b>CPC DP 98-00346-A7MN16</b>                      (Quasi-Judicial)</p> <p><b>PARCEL NO.</b>                      6308002011</p> <p><b>PLANNER:</b>                      Katie Carleo</p>	<p>Request by Equity Ventures on behalf of Ethan Allen Retail Inc., for approval of the following applications:</p> <ol style="list-style-type: none"> <li>1. A change of zone district from PBC/CR (Planned Business Center with Conditions of Record) to PBC/CR (Planned Business Center with Conditions of Record). The change would allow for a change to the conditions of record and use restrictions to allow Specialty Food Sales in a facility no larger than 18,000 square feet.</li> <li>2. A minor amendment to the Shoppes on Academy Development Plan. The amendment would allow for a change to the conditions for allowable uses to allow Specialty Food Sales, facility no larger than 18,000 square feet, on Lot 3 only.</li> </ol> <p>The site consists of 1.29 acres is currently zoned PBC/CR (Planned Business Center with Conditions of Record) and located northwest of Shrider Rd and North Academy Blvd at 7298 N. Academy Blvd .</p>

<p><b>ITEM: 7.A</b>  <b>CPC DP 15-00104</b>  (Quasi-Judicial)</p> <p><b>ITEM: 7.B</b>  <b>CPC V 15-00106</b>  (Quasi-Judicial)</p> <p><b>PARCEL NO.</b>  6412302038</p> <p><b>PLANNER:</b>  Mike Schultz</p>	<p>A request by Olsson Associates on behalf of Kum &amp; Go and FN, LLC - Wiepking Real Estate Investment for approval of the following applications:</p> <ol style="list-style-type: none"> <li>1. A development plan for Kum &amp; Go # 687 for the purpose of a convenience store including fuel sales.</li> <li>2. Vacation of Right-of-Way for a portion of Edison Rd. The vacation request consists of the 40-foot right-of-way width and a length of approximately 180-feet consisting of 16,737 square feet (.384 acres)</li> </ol> <p>The site consists of 2.47 acres and located just east Wooten at the northeast corner of Wooten and E. Platte Ave., is zoned C-5/AO/APZ-2 (Intermediate Business with Airport Overlay and Accident Potential Subzone 2).</p>
<p><b>ITEM: 8.A</b>  <b>CPC ZC 15-00130</b>  (Quasi-Judicial)</p> <p><b>ITEM: 8.B</b>  <b>CPC CP 15-00131</b>  (Quasi-Judicial)</p> <p><b>PARCEL NO.</b>  6412302039</p> <p><b>PLANNER:</b>  Mike Schultz</p>	<p>A request by FN, LLC for approval of the following applications:</p> <ol style="list-style-type: none"> <li>1. A zone change from PIP-1/CU/AO/APZ-2 (Planned Industrial Park with a Conditional Use and Airport Overlay and Accident Potential Subzone 2) to C-5/AO/APZ-2 (Intermediate Business with Airport Overlay and Accident Potential Subzone 2).</li> <li>2. A concept plan for Platte Business Center Filing 2B to allow for two commercial lots. This plan is in conjunction with the proposed realignment of Edison Ave.</li> </ol> <p>The subject property consists of 5.62 acres, located at 4930 Edison Ave and is currently zoned PIP-1/CU/AO/APZ-2 (Planned Industrial Park with a Conditional Use and Airport Overlay and Accident Potential Subzone 2).</p>