

CITY PLANNING COMMISSION

MEETING AGENDA

DATE: Thursday, May 19, 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 accordance 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 or service to participate in this program should make the request as soon as possible but no later than 48 hours before the scheduled event. Citizens who are deaf and hard of hearing may dial 711 or 1-800-659-3656 Relay Colorado (voice) or 1-800-659-2656 (TTY).

<p>FILE NO.S: CPC DP 15-00142 (Quasi-Judicial)</p> <p>PARCEL NO.: 6329318001</p> <p>PLANNER: Rachel Teixeira</p>	<p>A request by Land Patterns, Inc. on behalf of Challenger Homes for approval of the following application:</p> <p style="text-align: center;">A Development Plan for the Magnolia Apartment Complex allowing a 54-unit student housing complex.</p> <p>The property is zoned R-5 (Multi-Family Residential), consists of 2.756 acres and located northwest of Westmoreland Road and N. Hancock Avenue.</p>
<p>FILE NO.S: CPC PUP 05-00139-A3MJ16 (Quasi-Judicial)</p> <p>CPC PUZ 16-00010 (Quasi-Judicial)</p> <p>CPC PUZ 16-00011 (Quasi-Judicial)</p>	<p>A request by NES, Inc. on behalf of Rivers Development for approval of the following applications:</p> <ol style="list-style-type: none"> 1. A major amendment to the Banning Lewis Ranch Master Plan changing 153 acres of Industrial use designation to Commercial and Residential – Medium/High. 2. Rezone 135.63 acres from PIP-2/SS/AO (Planned Industrial Park with Stream Side and Airport Overlays) to PUD/SS/AO (Planned Unit Development: Residential – 3.5 – 7.99 dwelling units per acre with a maximum building height of 36 feet with Streamside and Airport Overlays).

<p>CPC PUP 16-00013 (Quasi-Judicial)</p> <p>PARCEL NO.: 5300000628</p> <p>PLANNER: Meggan Herington</p>	<p>3. Rezone 17.7 acres from PIP-2/SS/AO (Planned Industrial Park with Stream Side and Airport Overlays) to PBC/AO (Planned Business Center with Airport Overlay).</p> <p>4. The Enclaves at Mountain Vista Concept Plan illustrating the development of 135.63 acres for residential uses and 17.7 acres of associated neighborhood commercial.</p> <p>The property is located at the southeast corner of Barnes Road and Marksheffel Road.</p>
<p>FILE NO.S: CPC CA 16-00008 (Legislative)</p> <p>PLANNER: Carl Schueler</p>	<p>An updated request for an Ordinance repealing and reordaining Section 906 (Appeals) of Part 9 (Notice, Hearings and Appeals) of Article 5 (Administration and Procedures) of Chapter 7 (Planning, Development and Building) of the code of the city of Colorado Springs 2001, as amended, pertaining to Appeals.</p>
<p>FILE NO.S: CPC A 16-00020 (Legislative)</p> <p>CPC ZC 16-00021 (Quasi-Judicial)</p> <p>PARCEL NO.: 6317200007</p> <p>PLANNER: Meggan Herington</p>	<p>A request by the City of Colorado Springs for the following applications:</p> <ol style="list-style-type: none"> 1. Annexation of a 1.26 acre property into the City of Colorado Springs municipal boundaries. 2. Establishment of the A (agricultural holding zone) for a 1.26 acre property known as the Mohl Hollow Annexation. <p>The property is located at the southeast corner of Vincent Drive and Dublin Boulevard.</p>
<p>FILE NO.S: CPC ZC 16-00022 (Quasi-Judicial)</p> <p>CPC DP 16-00023 (Quasi-Judicial)</p> <p>PARCEL NO.: 7324400043</p> <p>PLANNER: Hannah Van Nimwegen</p>	<p>A request by Kristin Albers of Ireland Dean on behalf of George Heidinger with PPA Landco, LLC for approval of the following applications:</p> <ol style="list-style-type: none"> 1. The Pikes Peak Athletics facility rezone of 2.95 acres from R/HS (Residential Estate with Hillside Overlay) to PBC/HS/CR (Planned Business Center with Hillside Overlay and Conditions of Record). 2. A development plan for the Pikes Peak Athletics facility illustrating a 2-story, 28,890 swim training facility. <p>The property is located north of the intersection of Chestnut Street and Elkton Drive.</p>
<p>FILE NO.S: CPC ZC 16-00053 (Quasi-Judicial)</p> <p>PARCEL NO.: 6423306005, 6423306017</p>	<p>A request by the City of Colorado Springs for a zone change from PBC/HR/AO (Planned Business Center with High Rise and Airport Overlays) to PF/AO (Public Facility with Airport Overlay) to accommodate the construction of the Sand Creek Police Substation.</p>

<p>PLANNER: Lonna Thelen</p>	<p>The property contains 10.57 acres and is located 0.2 miles east of the intersection of South Academy Boulevard and Academy Park Loop.</p>
<p>FILE NO.S: CPC CU 16-00042 (Quasi-Judicial)</p> <p>PARCEL NO.: 6434401002</p> <p>PLANNER: Michael Turisk</p>	<p>A request by Terra Nova Engineering, Inc. on behalf of Olga Zhukova for approval the following application:</p> <p>A Conditional Use Development Plan for a garbage services company with no on-site garbage storage, to include a truck maintenance garage/storage area and administrative office space.</p> <p>The properties total 10 acres, are zoned C-6/CU/AO (General Business/Conditional Use with Airport Overlay) and are located just west of Boychuk Avenue at 3640, 3720 and 3760 Drennan Road</p>
<p>FILE NO.S: CPC MPA 06-00206-A7MJ16 (Quasi-Judicial)</p> <p>CPC ZC 16-00028 (Quasi-Judicial)</p> <p>CPC PUZ 16-00031 (Quasi-Judicial)</p> <p>CPC CP 16-00033 (Quasi-Judicial)</p> <p>CPC PUD 16-00034 (Quasi-Judicial)</p> <p>PARCEL NO.: 5305300005</p> <p>PLANNER: Dan Sexton</p>	<p>Request by Classic Consulting Engineers & Surveyors, LLC on behalf of Gelles Family Trust for approval of the following applications:</p> <ol style="list-style-type: none"> 1. A major amendment to the Woodmen Heights Master Plan changing the land use designation of 13 acres from Neighborhood/Commercial/Office to Residential at a 16-24.99 Dwelling Units per Acre. 2. A zone change from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay) for approximately 4 acres. 3. A zone change from A/AO (Agriculture with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay) for 13 acres. 4. A concept plan for 4 acres to provide the framework for a future development for a neighborhood commercial/office use. 5. A development plan for approximately 13 acres for a 240-unit apartment complex (18.1 Dwelling Units per Acre) consisting of ten multi-story apartment buildings, clubhouse, pool, vehicular parking facilities, and other site improvements. <p>The site is located to the northeast of the intersection of Black Forest Road and Woodmen Road, and consists of approximately 17 acres.</p>

<p>FILE NO.S: CPC ZC 16-00037 (Quasi-Judicial)</p> <p>CPC CP 16-00038 (Quasi-Judicial)</p> <p>PARCEL NO.: 6308004036</p> <p>PLANNER: Katie Carleo</p>	<p>Request by Obering Wurth and Associates on behalf of ENT Credit Union for approval following applications:</p> <ol style="list-style-type: none"> 1. A zone change from OC (Office Complex) to PBC (Planned Business Center). 2. A Concept Plan for the ViewHouse allowing further development of restaurant and office space. The proposal includes maintaining the existing office/ bank and developing the new restaurant on the vacant parcel. <p>The site is located northwest of Woodmen Road and Campus Drive, addressed as 7029 Campus Drive, and consists of 3.81 acres.</p>
<p>FILE NO.S: N/A</p> <p>PARCEL NO.: N/A</p> <p>PLANNER:</p>	<p>Update on Envision Shook's Run Plan and Future Adoption Process.</p>
<p>FILE NO.S: N/A</p> <p>PARCEL NO.: N/A</p> <p>PLANNER: Ryan Tefertiller</p>	<p>Imagine Downtown Master Plan Tactical Update</p>