



# City of Colorado Springs

City Hall  
107 N. Nevada Avenue  
Colorado Springs, CO  
80903

## Work Session Meeting Agenda Informal Planning Commission

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Thursday, May 12, 2016

8:30 AM

30 S Nevada Ave, Suite 102

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### **1. Call to Order**

### **2. Roll Call**

### **3. Discussion on Appointment of Planning Commission Chair and Vice Chair**

3.A. [CPC-040](#) Appointment of Planning Commission Chair

Presenter:  
Peter Wysocki, Director, Planning and Community Development

3.B. [CPC-041](#) Appointment of Planning Commission Vice-Chair

Presenter:  
Peter Wysocki, Director, Planning and Community Development

### **4. Communications**

4.A. [CPC-038](#) Chairperson Eric Phillips

4.B. [CPC-002](#) Director Updates, Peter Wysocki

4.C. [CPC-003](#) DRB Updates, Ryan Tefertiller / Commissioner Walkowski

### **5. CONSENT CALENDAR**

**5.A.1** [CPC ZC  
16-00037](#)

A zone change rezoning 3.81 acres from OC (Office Complex) to PBC (Planned Business Center) located northwest of the East Woodmen Road and Campus Drive intersection.

(Quasi-Judicial)

Related File: CPC CP 16-00038

Presenter:  
Katie Carleo, Principal Planner, Planning and Community  
Development

**Attachments:**

[ViewHouse CPC Staff Report](#)

[FIGURE 1 Concept Plan](#)

[FIGURE 2 Project Statement](#)

[FIGURE 3 Neighborhood Comments](#)

[FIGURE 4 Zone Change](#)

[7.5.603.B Establishment or change of zone district boundaries](#)

**5.A.2** [CPC CP  
16-00038](#)

A concept plan for 3.81 acres of mixed restaurant and office uses located northwest of the East Woodmen Road and Campus Drive intersection.

(Quasi-Judicial)

Related File: CPC ZC 16-00037

Presenter:  
Katie Carleo, Principal Planner, Planning and Community  
Development

**Attachments:**

[FIGURE 1 Concept Plan](#)

[7.5.501.E Concept Plans](#)

- 5.B.** [CPC ZC  
16-00053](#) A zone change rezoning 10.5 acres from PBC/HR/AO (Planned Business Center with High Rise and Airport Overlay) to PF/AO (Public Facility with Airport Overlay) 0.2 miles east of the intersection of South Academy Boulevard and Academy Park Loop to accommodate future development of a City of Colorado Springs Police substation.

(Quasi-Judicial)

Presenter:  
Lonna Thelen, Principal Planner, Planning and Community Development

**Attachments:** [CPC staff report - Sand Creek Police Substation - LT](#)  
[FIGURE 1 - Project Statement](#)  
[7.5.603.B Establishment or change of zone district boundaries](#)

- 5.C.1** [CPC MP  
87-000381-A1  
5MJ16](#) A major amendment to the Banning Lewis Ranch Master Plan changing the land use of 153 acres from Industrial to Neighborhood Commercial and Residential.

(Legislative)

Related Files: CPC PUZ 16-00010, CPC PUZ 16-00011, CPC PUP 16-00013

Presenter:  
Meggan Herington, Planning Manager, Planning and Community Development

**Attachments:** [BLR Enclaves Staff Report](#)  
[FIGURE 1-Master Plan](#)  
[FIGURE 2-Concept Plan](#)  
[FIGURE 3-Project Statement](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

**5.C.2** [CPC PUZ  
16-00010](#)

The Enclaves at Mountain Vista PUD Zone Change rezoning 135.63 acres from PIP-2/SS/AO (Planned Industrial Park with Streamside 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) located east of Marksheffel Boulevard and South of the Barnes Road extension in Banning Lewis Ranch.

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A15MJ16, CPC PUZ 16-00011, CPC PUP 16-00013

Presenter:

Meggan Herington, Planning Manager, Planning and Community Development

**Attachments:**

[7.5.603.B Establishment or change of zone district boundaries](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

**5.C.3** [CPC PUZ  
16-00011](#)

The Enclaves at Mountain Vista PBC Zone Change of 17.7 acres from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PBC/AO (Planned Business Center with Airport Overlay) located east of Marksheffel Boulevard and South of the Barnes Road extension in the Banning Lewis Ranch.

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A15MJ16, CPC PUZ 16-00010, CPC PUP 16-00013

Presenter:

Meggan Herington, Planning Manager, Planning and Community Development

**Attachments:**

[7.5.603.B Establishment or change of zone district boundaries](#)

**5.C.4** [CPC PUP  
16-00013](#)

The Enclaves at Mountain Vista concept plan illustrating the future development of residential single-family attached and detached, parks, open space and school site with supporting neighborhood commercial located east of Marksheffel Boulevard and South of the Barnes Road extension in the Banning Lewis Ranch.

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A15MJ16, CPC PUZ 16-00010, CPC PUZ 16-00011

Presenter:  
Meggan Herington, Planning Manager, Planning and Community Development

**Attachments:** [FIGURE 2-Concept Plan](#)  
[7.3.605 PUD Concept Plan](#)

**5.D.1** [CPC MPA  
06-00206-A7  
MJ16](#)

Woodmen Heights Master Plan Major Amendment changing the land use designation from Neighborhood Commercial/Office to Residential (16-24.99 Dwelling Units per Acre).

(Quasi-Judicial)

Related Files: CPC ZC 16-00028, CPC PUZ 16-00031, CPC CP 16-00033, CPC PUD 16-00034

Presenter:  
Dan Sexton, Senior Planner, Planning and Community Development

**Attachments:** [CPC Staff Report Copper Range Apts](#)  
[Figure 1 - PUD Development Plan-Site Plan](#)  
[Figure 2 - Project Statement](#)  
[Figure 3 - Immediate Abutters Comments](#)  
[Figure 4 - Neighbor's Comments](#)  
[Figure 5 - Concept Plan](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

**5.D.2** [CPC ZC  
16-00028](#)

Woodmen Heights zone change of 3.8 acres from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay) located northeast of the Black Forest Road and Woodmen Road intersection.

(Quasi-Judicial)

Related Files: CPC MPA 06-00206-A7MJ16, CPC PUZ 16-00031, CPC CP 16-00033, CPC PUD 16-00034

Presenter:

Dan Sexton, Senior Planner, Planning and Community Development

**Attachments:**

[7.5.603.B Establishment or change of zone district boundaries](#)

**5.D.3** [CPC PUZ  
16-00031](#)

Copper Range Apartments PUD zone change of 13.3 acres from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay) located near the Black Forest Road and Woodmen Road intersection.

(Quasi-Judicial)

Related Files: CPC MPA 06-00206-A7MJ16, CPC ZC 16-00028, CPC CP 16-00033, CPC PUD 16-00034

Presenter:

Dan Sexton, Senior Planner, Planning and Community Development

**Attachments:**

[7.3.603 Establishment & Development of a PUD Zone](#)

[7.5.603.B Establishment or change of zone district boundaries](#)

**5.D.4** [CPC CP  
16-00033](#)

Woodmen Heights Commercial/Office Concept Plan for 3.8 acres illustrating two commercial development sites with associated surface parking areas located northeast of the Black Forest Road and Woodmen Road intersection.

(Quasi-Judicial)

Related Files: CPC MPA 06-00206-A7MJ16, CPC ZC 16-00028, CPC PUZ 16-00031, CPC PUD 16-00034

Presenter:

Dan Sexton, Senior Planner, Planning and Community Development

**Attachments:**

[Figure 5 - Concept Plan](#)

[7.5.501.E Concept Plans](#)

- 5.D.5 [CPC PUD  
16-00034](#) Copper Range Apartments PUD Development Plan for a multi-family residential development with 240 dwelling units contained within 10 multi-family buildings, located near the Black Forest Road and Woodmen Road intersection.

(Quasi-Judicial)

Related Files: MPA 06-00206-A7MJ16, CPC ZC 16-00028, CPC PUZ 16-00031, CPC CP 16-00033

Presenter:

Dan Sexton, Senior Planner, Planning and Community Development

**Attachments:** [Figure 1 - PUD Development Plan-Site Plan](#)  
[7.5.502.E Development Plan Review](#)  
[7.3.606 PUD Development Plan](#)

## **6. UNFINISHED BUSINESS**

- 6.A. [CPC CA  
16-00008](#) Reconsideration of 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.

(Legislative)

Presenter:

Carl Schueler, Comprehensive Planning Manager, Department of Planning and Community Development  
Peter Wysocki, Director of Planning and Community Development

**Attachments:** [AppealsCode Change CPC Staff Report 4-12-16](#)  
[Figure 1a-Ord\\_Plan\\_Dev-Appeals\\_2016-4-11 clean](#)  
[Figure 1b-Ord\\_Plan\\_Dev-Appeals\\_2016-4-11 redline](#)  
[Figure 2\\_3.17.16 CPC Minutes - Appeals Code](#)  
[Appeals PP\(v2\)](#)

## **7. NEW BUSINESS CALENDAR**

**7.A.1** [CPC ZC  
16-00022](#)

A change of zone district of 2.95 acres from R/HS (Estate Single-Family Residential with Hillside Overlay) to PBC/CR/HS (Planned Business Center with Conditions of Record and Hillside Overlay) located north of the intersection of Elkton Drive and Chestnut Street.

(Quasi-Judicial)

Related File: CPC DP 16-00023

Presenter:  
Hannah Van Nimwegen, Planner II, Planning and Community Development

**Attachments:**

[PPA Staff Report](#)  
[Exhibit A LEGAL DESCRIPTION for zone change Ord](#)  
[Figure 1 - Development Plan](#)  
[Figure 2 - Project Narrative](#)  
[Figure 3 - Surrounding land use](#)  
[Figure 4 - Land Suitability Analysis](#)  
[Figure 5 - Neighborhood comments](#)  
[Figure 6 - Applicant's response to neighborhood comments](#)  
[Figure 7 - New building elevations](#)  
[7.5.603.B Establishment or change of zone district boundaries](#)

**7.A.2** [CPC DP  
16-00023](#)

A development plan for a 28,890 swim and athletic facility located north of the intersection of Elkton Drive and Chestnut Street associated with the proposed change of zone district.

(Quasi-Judicial)

Related File: CPC ZC 16-00022

Presenter:  
Hannah Van Nimwegen, Planner II, Planning and Community Development

**Attachments:**

[Figure 1 - Development Plan](#)  
[7.5.502.E Development Plan Review](#)

- 7.B. [CPC DP  
15-00142](#) A development plan for a 54-unit student housing complex in the R-5 (Multi-Family Residential) zone district, consisting of 2.756 acres and located northwest of Westmoreland Road and North Hancock Avenue.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

**Attachments:**

[MAGNOLIA STAFF REPORT](#)

[FIGURE 1 - DEVELOPMENT PLAN](#)

[FIGURE 2 - PROJECT STATEMENT](#)

[FIGURE 3 - NEIGHBORHOOD MEETING](#)

[FIGURE 4 - NEIGHBORHOOD COMMENTS FOR SUBMITTED PROJECT](#)

[FIGURE 5 - SECOND MEETING](#)

[FIGURE 6 - PROJECT STATEMENT ADDEDUM](#)

[FIGURE 7 - MINING RESPONSE](#)

[7.5.502.E Development Plan Review](#)

- 7.C.1 [CPC A  
16-00020](#) Mohl Hollow Annexation of 1.26 acres located at the southeast corner of Vincent Drive and Dublin Boulevard.

(Legislative)

Related File: CPC ZC 16-00021

Presenter:

Meggan Herington, Planning Manager, Planning and Community Development

**Attachments:**

[Mohl Annexation Staff Report](#)

[FIGURE 1-Annexation Plat](#)

[FIGURE 2-Project Statement](#)

[FIGURE 3-Enclave Map](#)

[7.6.203-Annexation Conditions](#)

- 7.C.2 [CPC ZC  
16-00021](#) Establish the A (Agricultural) zone district for the 1.26-acre Mohl Hollow Annexation located at the southeast corner of Vincent Drive and Dublin Boulevard.

(Legislative)

Related File: CPC A 16-00020

Presenter:  
Meggan Herington, Planning Manager, Planning and Community Development

**Attachments:** [7.5.603.B Establishment or change of zone district boundaries](#)

- 7.D. [CPC CU  
16-00042](#) The Springs Waste Systems conditional use to allow a garbage services company in the M-1 (Light Industrial) zone district located at the northwest corner of Drennan Road and South Academy Boulevard.

(Quasi-Judicial)

Presenter:  
Mike Turisk, Planner II, Planning and Community Development

**Attachments:** [CPC Staff Report - Conditional Use](#)  
[FIGURE 1 Springs Waste Systems Project Statement](#)  
[FIGURE 2 Springs Waste Systems CUDP](#)  
[FIGURE 3 Springs Waste Planning Review Notes](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

## **8. Miscellaneous Updates/Information**

- 8.A. [CPC-009](#) Update on Envision Shook's Run Plan and Future Adoption Process

Aaron Egbert  
Senior Engineer

- 8.B. [CPC-039](#) Imagine Downtown Master Plan Update

Presenter:  
Sarah Harris, Downtown Partnership

## **9. Adjourn**