**Planning Commission Informal Agenda**

**City of Colorado Springs**

City Administration Bldg

30 S. Nevada Avenue

Colorado Springs, CO 80903

**30 S Nevada Ave, Suite 102**

**8:30 AM**

**Thursday, August 11, 2016**

**1. Call to Order**

**2. Updates**

**3. Communications**

Chairperson Eric Phillips

**CPC‑038**

Director Updates, Peter Wysocki

**CPC‑002**

DRB Updates, Ryan Tefertiller / Commissioner Walkowski

**CPC‑003**

**CONSENT CALENDAR**

**These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner or a citizen wishing to address the Planning Commission. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)**

**4. CONSENT CALENDAR**

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.

(Quasi‑Judicial)

Related Files: CPC PUZ 16‑00074, CPC PUD 16‑00076

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

**4.A.1**

**CPC MP 06‑00219‑A7MN16**

[Cortona at Flying Horse\_Staff Report](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=a411813f-9454-48b2-8728-30ce07279758.doc)

[FIGURE 1\_Site Plan ‑DP](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=48d43f3d-08aa-4a3b-a56c-c3409e48293e.pdf)

[FIGURE 2\_Project Statement](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=83e92ec6-d465-4650-9fd1-1e4b02362ee5.pdf)

[FIGURE 3\_Master Plan Amend.‑Flying Horse](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=ab9c3a79-9acd-48a3-a274-041889ca8438.pdf)

[7.5.408 MASTER PLAN REVIEW CRITERIA](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=68dbf584-2986-4bbb-87ac-8a1b1b9bcad3.docx)

***Attachments:***

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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.

(Quasi‑Judicial)

Related Files: CPC MP 06‑00219‑A7MN16, CPC PUD 16‑00076

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

**4.A.2**

**CPC PUZ 16‑00074**

[7.5.603.B Establishment or change of zone district boundaries](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=d40bcdc3-282a-42b2-b002-ef6803c59fff.docx)

[7.3.603 Establishment & Development of a PUD Zone](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=8816dbf2-7b1d-4e92-84b5-17856d756b81.docx)

***Attachments:***

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.

(Quasi‑Judicial)

Related Files: CPC MP 06‑00219‑A7MN16, CPC PUZ 16‑00074

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

**4.A.3**

**CPC PUD 16‑00076**

[FIGURE 1\_Site Plan ‑DP](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=d26946da-7072-4e22-8601-32714bbe5a93.pdf)

[7.3.605 PUD Concept Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=d565dfab-2725-4bb5-b6b9-4cf42dbeffc9.docx)

[7.5.502.E Development Plan Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=b122b449-a919-4b52-be34-9d01f2dd1d80.docx)

***Attachments:***

**5. UNFINISHED BUSINESS**

An ordinance amending Part 5 (Geological Hazard Study and Mitigation) of Article 4 (Site Development Standards) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to geological hazard study and mitigation.

(Legislative)

Presenter:

Peter Wysocki, AICP, Director of Planning and Community Development

**5.A.**

**CPC CA 16‑00079**

**6. NEW BUSINESS CALENDAR**

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An ordinance amending Section 1503 (Home Occupation Permit Standards and Criteria) of Part 15 (Home Occupations) 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, relating to the production and sales of plants, fruits, vegetables and cottage foods.

Presenter:

Peter Wysocki, Director of Planning & Community Development

**6.A.**

**CPC CA 16‑00086**

[Cottage Foods\_CPC staff report](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=9a866402-9d38-4d2d-a8a5-6ba2e618ea12.doc)

[FIGURE\_1\_Cottage Food Stand Home Occupation Ordinance Form](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=8770238b-9895-46f6-8ede-7e3c6adb6a72.pdf)

[FIGURE\_2\_Cottage Foods Stand Code Changes v5](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=f2e1c4d9-61ac-4310-bc97-7d14e1fc5a2d.pdf)

[FIGURE 3\_Food Policy Advisory Board Recommendation](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=eb8217fb-7223-4c87-8e31-212f87a5c7d5.pdf)

[FIGURE\_4 Cottage Foods Presentation v2 7 19 16 JJP](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=c0cd09e0-925c-47b1-96d6-3c83f618d117.pptx)

***Attachments:***

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.

(Quasi‑Judicial)

Related File: CPC CP 16‑00083

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

**6.B.1**

**CPC ZC 16‑00082**

[Watermark at Briargate\_Staff Report ‑ KAC](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=8fda30b6-30d1-4b96-9c14-d314e30d2549.doc)

[FIGURE 1 ‑ Concept Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=42741a17-1213-411e-96b4-81a65bef8670.pdf)

[FIGURE 2 ‑ Project Statment](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=1b694f7a-5ee4-4875-8e9b-fd53b1040787.pdf)

[FIGURE 3 ‑ Neighborhood Meeting Att.](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=97b7dedb-4cb6-4467-93ef-7ed72fdf44c6.pdf)

[FIGURE 4 ‑ Letters of Opposition](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=316ade4f-2ce2-463c-98a3-c376525eafb1.pdf)

[FIGURE 5 ‑ Letter of Support](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=942884da-751e-468a-bf08-e809fce1e930.pdf)

[FIGURE 6 ‑ Response to Neighbor Comments](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=d19f6a9e-e759-4271-af89-e293aa7a5ffe.pdf)

[FIGURE 7 ‑ Zoning Exhibit](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=38f77d9f-59e7-44ab-bdc7-4f9da45bc747.pdf)

[FIGURE 8 ‑ Building Height AR](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=dd5a93b8-5305-4d3d-9464-70d0c5d1d95a.pdf)

[FIGURE 9 ‑ District 20 Comments](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=fa6c31e0-0b5d-43a8-88d4-48d3eb834821.pdf)

[7.5.603.B Establishment or change of zone district boundaries](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=5af8eca3-12ed-41e5-88aa-ca857eef38d9.docx)

***Attachments:***

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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.

(Quasi‑Judicial)

Related File: CPC ZC 16‑00082

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

**6.B.2**

**CPC CP 16‑00083**

[FIGURE 1 ‑ Concept Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=680a8d84-f901-4300-a80d-862d5751c7bd.pdf)

[7.5.501.E Concept Plans](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=8d06a724-200e-4805-84c3-068c3c5a9892.docx)

***Attachments:***

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.

(Quasi‑Judicial)

Presenter:

Michael Turisk, Planner II, Planning and Community Development

**6.C.**

**CPC SWP 16‑00057**

[Staff Report\_543 Robbin Pl](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=518d0d3c-db06-4c18-87b9-2b3e2a407541.docx)

[FIGURE 1](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=491a4452-3927-43a1-9efe-94dd9f8e53c6.pdf)

[FIGURE 2](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=496b2ad8-2e98-4f26-b585-b27c25e2ae92.pdf)

[FIGURE 3](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=9327d4c7-cfbb-4316-88db-935c43b370aa.pdf)

[FIGURE 4](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=48636986-1495-4454-8cf2-8efd27ebf729.pdf)

[FIGURE 5](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=0fafca57-6043-46c1-9587-d857fe038e95.pdf)

[FIGURE 6](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=9c09c51e-63d2-4b7a-9595-57fdcf143321.pdf)

[FIGURE 7](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=e9cc07fa-f12b-45c6-95aa-9e425a34d897.pdf)

[7.7.1302 Waiver of Subdivision Dev](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=d3a124d3-d5fa-42f2-95bc-ef4c2cae41db.docx)

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A Zone Change of 7.05 acres from PBC/CR (Planned Business Center with Conditions of Record) to PBC/CR (Planned Business Center with Conditions of Record) with amendments to the Conditions of Records from the 1988 ordinance which would permit certain land use types and introduce new restricted land use types, located at the southwest corner of North Academy Boulevard and Maizeland Road.

(Quasi‑Judicial)

Related files: CPC DP 16‑00060, CPC DP 16‑00062, CPC DP 16‑00068

Presenter:

Michael Schultz, Principal Planner, Planning & Community Development

**6.D.1**

**CPC ZC 16‑00061**

[Maizeland and Academy Aug CPC ‑ Schultz\_DJS‑edits](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=d0914c56-f231-4457-9cc2-611a530053bf.docx)

[Figure 1 ‑ 1988 Ordinance](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=c0b96e56-3529-4f69-9787-83ff689aea85.pdf)

[Figure 5 ‑ Project Statement](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=c9ce1693-9e3a-4b86-8a58-6dcdd8324494.pdf)

[Figure 6 ‑ Resident letters and emails](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=4eab2a30-e00a-4ae3-b5af-1fac00326004.pdf)

[Figure 7 ‑ 88 zone change diagram](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=9ffdd9c8-b478-46e5-b07a-72aeb7c991f7.pdf)

[Figure 8 ‑ Draft Ordinance Academy and Maizeland](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=6478b08f-11d2-4199-a5df-f0147a009fd9.docx)

[Figure 9 ‑ Letter from Carls Jr](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=86f7bd87-3560-4ccd-b81e-928915470d21.pdf)

[Figure 10 ‑ Walmart and Family Dollar Examples](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=267e97bf-d1af-4b85-ac4d-ed26736b2643.pdf)

[7.5.603.B Establishment or change of zone district boundaries](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=4ebea9d1-0b74-4138-b592-19be62bdb5ff.docx)

***Attachments:***

The Kum & Go Store #686 Development Plan consisting of a 6,217 square foot store, 7 fueling dispensers along with other associated site improvements on 1.96 acres; the subject property is located southwest corner of North Academy Boulevard and Maizeland Road.

(Quasi‑Judicial)

Related files: CPC ZC 16‑00061, CPC DP 16‑00062, CPC DP 16‑00068

Presenter:

Michael Schultz, Principal Planner, Planning & Community Development

**6.D.2**

**CPC DP 16‑00060**

[Figure 2 ‑ Kum and Go DP](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=368adce3-467c-4d0a-81db-63eea385e908.pdf)

[7.5.502.E Development Plan Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=175f1bda-492b-4f05-a193-dc6d5504a15e.docx)

***Attachments:***

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The Your Storage Center Development Plan consisting of 10 self‑storage units, an office/resident manager building, 7 off‑street parking stalls and other associated site improvements on 3.79 acres; the subject property is located at the southeast corner of Maizeland Road and Sussex Lane.

(Quasi‑Judicial)

Related Files: CPC ZC 16‑00061, CPC DP 16‑00060, CPC DP 16‑00068

Presenter:

Michael Schultz, Principal Planner, Planning & Community Development

**6.D.3**

**CPC DP 16‑00062**

[Figure 3 ‑ Your Storage Center DP](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=ecc41d71-b17e-456a-8125-d63918583a94.pdf)

[7.5.502.E Development Plan Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=0139caec-b6e7-48f4-9751-ea12cbf58ed6.docx)

***Attachments:***

The Carl’s Jr. Development Plan consisting of a 2,968 square foot restaurant with drive‑thru, 32 off‑street parking stalls and other associated site improvements on .793 acres; the subject property is located at the northwest corner of North Academy Boulevard and Alpine Place.

(Quasi‑Judicial)

Related Files: CPC ZC 16‑00061, CPC DP 16‑00060, CPC DP 16‑00062

Presenter:

Michael Schultz, Principal Planner, Planning & Community Development

**6.D.4**

**CPC DP 16‑00068**

[Figure 4 ‑ Carls Jr DP](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=116d65d4-e4ef-4949-8264-0bff8075c9cb.pdf)

[7.5.502.E Development Plan Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=19fd501d-541c-4231-b85b-6789c6262db2.docx)

***Attachments:***

**Miscellaneous**

Colorado Springs Comprehensive Plan Update

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

**CPC 094**

**7. Adjourn**

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