



City of Colorado Springs

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

Meeting Agenda Planning Commission

Informal - Thursday, June 9, 2016 **8:30 AM** **30 S Nevada Ave, Suite 102**

Formal - Thursday, June 16, 2016 **8:30 AM** **107 N Nevada Ave, City Hall**

1. Call to Order

2. Approval of the Record of Decision (minutes) for the May 19, 2016 City Planning Commission Meeting.

3. Communications

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

- 4.A.1 CPC MP 04-00254-A4MN16** An adjustment to the Interquest at Marketplace Master Plan changing the alignment of New Life Drive and moving 1.49 acres from this planned area to The Farm Master Planned area to the north, located to the northwest of the New Life Drive and Voyager Parkway intersection.

(Quasi-Judicial)

Related Items - CPC MP 05-00095-A1MN16, CPC PUZ 16-00051, CPC PUP 16-00052

Presenter:
Daniel Sexton, Senior Planner, Planning & Community Development

- 4.A.2 CPC MP 05-00095-A1MN16** An adjustment to The Farm Master Plan changing the alignment of New Life Drive, integrating 1.49 acres from the Interquest at Marketplace Master Planned area into this planned area, and changing land use designation for the integrated land from deeded right-of-way and Regional Commercial to High Density Residential (12-24 Dwelling Units per Acre), located to the northwest of the New Life Drive and Voyager Parkway intersection.

(Quasi-Judicial)

Related Items - CPC MP 04-00254-A4MN16, CPC PUZ 16-00051, CPC PUP 16-00052

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

- 4.A.3 CPC PUZ 16-00051** Continental Apartments at Voyager PUD zone change of 18 acres from PUD/A/CR (Planned Unit Development and Agricultural with Conditions of Record) to PUD (Planned Unit Development: Multi-Family Residential, 15.58 dwelling units per acre, 40-foot height maximum), located to the northwest of the New Life Drive and Voyager Parkway intersection.

(Quasi-Judicial)

Related Items - CPC MP 04-00254-A4MN16, CPC MP 05-00095-A1MN16, CPC PUP 16-00052

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

- 4.A.4 CPC PUP 16-00052** Continental Apartments at Voyager concept plan for a multi-family residential development with 280 dwelling units contained within 14 multi-family buildings, located to the northwest of the New Life Drive and Voyager Parkway intersection.

(Quasi-Judicial)

Related Items - CPC MP 04-00254-A4MN16, CPC MP 05-00095-A1MN16, CPC PUZ 16-00051

Presenter:

Daniel Sexton, Senior Planner, Planning & Community Development

**4.B.1 CPC ZC
16-00048**

A Zone Change of 4.23 Acres from OC/CR (Office Commercial with Conditions of Record) to PUD (Planned Unit Development: Commercial and Large Animal Veterinary Service, 45 foot maximum building height) Located at 5520 and 5540 North Nevada Avenue

(Quasi-Judicial)

Related Item - CPC CP 16-00049

Presenter:

Conrad Olmedo, Planner II, Planning & Community Development

**4.B.2 CPC CP
16-00049**

A PUD Concept Plan for Veterinary Services Located at 5520 and 5540 North Nevada Avenue

(Quasi-Judicial)

Related Item - CPC ZC 16-00048

Presenter:

Conrad Olmedo, Planner II, Planning & Community Development

**4.C. CPC CU
16-00055**

A conditional use to allow a bar (taproom) within an M-1 (Light Industrial) zone district for the property located at 3104 North Nevada Avenue.

(Quasi-Judicial)

Presenter:

Michael Schultz, Principal Planner, Planning and Community Development

**4.D.1 CPC ZC
16-00058**

A request to rezone .959 acres from R-1 6000 (Single-family Residential) and M-1 (Light Industrial) to R-5 (Multi-family Residential) involving properties located at 2428 - 2434 North Cascade Avenue & 2428 W. Van Buren Street.

(Quasi-Judicial)

Related Item - CPC DP 16-00059

Presenter:

Michael Schultz, Principal Planner, Planning and Community Development

**4.D.2 CPC DP
16-00059**

A request for a development plan comprising of .6 acres for 2 properties located at 2428 - 2434 North Cascade Avenue; the development plan addresses the four unit apartment building at 2428 North Cascade Avenue and the two single-family homes located at 2432 and 2434 North Cascade Avenue.

(Quasi-Judicial)

Related Item - CPC ZC 16-00058

Presenter:
Michael Schultz, Principal Planner, Planning and Community Development

5. UNFINISHED BUSINESS**5.A.1 CPC ZC
16-00022**

A change of zone district rezoning 2.95 acres 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: [7.5.603.B Establishment or change of zone district boundaries](#)

**5.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: [7.5.502.E Development Plan Review](#)

6. NEW BUSINESS CALENDAR

- 6.A. CPC AP
16-00071** Appeal of the Notice of Violation and Order to Abate Fence Height and Placement of Accessory Structure in Front Yard Setback at 2215 Farragut Street.

(Quasi-Judicial)

Presenter:
Dennis Wolf, Land Use Inspector, Planning and Community Department

- 6.B. CPC CA
16-00073** An ordinance expanding the boundary of the Old Colorado City Parking Exempt District, per Section 206 (Parking Exempt Districts) of Part 2 (Off- street Parking Standards) 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.

(Legislative)

Presenter:
Michael Turisk, Planner II, Planning & Community Development

- 6.C.1 CPC A
15-00099** Request by Land Patterns, Inc. on behalf of Biblica, Inc. for annexation for The Reserve at Northcreek.

The property is located east (approximately 700 feet) of the intersection of New Life Drive and Jet Stream Drive consisting of 17.023 acres, 9.99 acres of the subject property and 7.025 acres of New Life Drive right-of-way.

(Legislative)

Related Files: CPC ZC 16-00016, CPC CP 16-00017

Presenter:
Michael Schultz, Principal Planner, Planning and Community Development

**6.C.2 CPC ZC
16-00016**

Request by Land Patterns, Inc. on behalf of Biblica, Inc. for establishment of the PUD (Planned Unit Development) zone district.

The property is located east (approximately 700 feet) of the intersection of New Life Drive and Jet Stream Drive consisting of 9.99 acres.

(Quasi-Judicial)

Related Files: CPC A 15-00099, CPC CP 16-00017

Presenter:
Michael Schultz, Principal Planner, Planning and Community Development

**6.C.3 CPC CP
16-00017**

Request by Land Patterns, Inc. on behalf of Biblica, Inc. for a PUD concept plan for a two family dwelling unit development.

The property is located east (approximately 700 feet) of the intersection of New Life Drive and Jet Stream Drive consisting of 9.99 acres.

(Quasi-Judicial)

Related Files: CPC A 15-00099, CPC ZC 16-00016

Presenter:
Mike Schultz, Principal Planner, Planning and Community Development

6.D. 16-389

A proposal by the City of Colorado Springs' Transportation Manager to modify the roadway design of N. Cascade Avenue through the Colorado College campus. The proposed design change would improve safety for students crossing Cascade Avenue by reducing the number of travel lanes crossed from four-lanes to two- and reducing the number of pedestrian crossings from four to two. The Colorado College Master Plan adopted in December 2008 includes a note reading "significant modifications to Cascade Avenue will require public outreach and hearings at Planning Commission and City Council."

(Quasi-Judicial)

Presenter:
Kathleen Krager

7. Adjourn