

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, July 21, 2016

8:30 AM

Council Chambers

Planning Commission

1. Call to Order**2. Approval of the Record of Decision (minutes) for the June 16, 2016 City Planning Commission Meeting.****3. Communications**

[CPC-038](#) Chairperson Eric Phillips

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

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 MPA 05-00278-A3 MN15](#) A minor amendment to the Northgate Master Plan changing 2.3 acres along Voyager Parkway from Office/Industrial to Neighborhood Commercial, located southeast of the Voyager Parkway and Ridgeline Drive intersection.

(Quasi-Judicial)

Related Files: CPC ZC 15-00095, CPC ZC 15-00040, CPC CP 07-00371-A1MJ15

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

Attachments: [Voyager Business Park Staff Report - KAC](#)
[FIGURE 1 CP](#)
[FIGURE 2 PJ Statement](#)
[FIGURE 3 MP](#)
[FIGURE 4 ZC 15-00095](#)
[FIGURE 5 ZC 15-00040](#)
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 4.A.2** [CPC ZC 15-00040](#) Voyager Business Park zone change of 1.2 acres from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center), located southeast of the Voyager Parkway and Ridgeline Drive intersection.

(Quasi-Judicial)

Related Files: CPC MPA 05-00278-A3MN15, CPC ZC 15-00095,
CPC CP 07-00371-A1MJ15

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

Attachments: [FIGURE 5 ZC 15-00040](#)

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

4.A.3 [CPC ZC
15-00095](#)

Voyager Business Park zone change of 1.1 acres from PIP-1
(Planned Industrial Park) to PBC (Planned Business Center), located
southeast of the Voyager Parkway and Ridgeline Drive intersection.

(Quasi-Judicial)

Related Files: CPC MPA 05-00278-A3MN15, CPC ZC 15-00040,
CPC CP 07-00371-A1MJ15

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

Attachments: [FIGURE 4 ZC 15-00095](#)

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

4.A.4 [CPC CP
07-00189-A1
MJ15](#)

A major amendment to the Voyager Business Park Concept Plan
changing internal lot configuration, integrating 2.3 acres of commercial
use and adding a right-in and right-out along Voyager Parkway,
located southeast of the Voyager and Ridgeline Drive intersection.

(Quasi-Judicial)

Related Files: CPC MPA 05-00278-A3MN15, CPC ZC 15-00040,
CPC ZC 15-00095

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

Attachments: [FIGURE 1 CP](#)

[7.5.501.E Concept Plans](#)

4.B. [CPC ZC
16-00087](#)

A change of zone district rezoning 0.34 of an acre from OR/CR (Office
Residential with Conditions of Record) to OR/CR (Office Residential
with Conditions of Record) located at 702 and 704 East Boulder

Street, more generally located on the northeast corner of Boulder and El Paso Streets.

(Quasi-Judicial)

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

Attachments: [Staff Report Sustainability Center](#)

[Figure 1 - Site Plan](#)

[Figure 2 - Project Narrative](#)

[Figure 3 - Surrounding Land Uses](#)

[Figure 4 - Mid Shooks Run Letter](#)

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

- 4.C. [CPC CU 16-00078](#) A conditional use to allow a large daycare home for seven (7) to twelve (12) children located at 7023 Sapling Place.

(Quasi-Judicial)

Presenter:
Conrad Olmedo, Planner II, Planning & Community Development

Attachments: [Staff Report 7023 Sapling Place](#)

[Figure 1 Site Plan](#)

[Figure 2 Project Statement](#)

[Figure 3 Public Comment and Applicant-Staff Reponse](#)

[Figure 4 Shed Approval](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

- 4.D. [CPC CU 16-00081](#) A conditional use to allow a large daycare home for seven (7) to twelve (12) children at 2103 Clarkson Drive.

(Quasi-Judicial)

Presenter:
Conrad Olmedo, Planner II, Planning & Community Development

Attachments: [Staff Report 2103 Clarkson](#)
[Figure 1 Site Plan](#)
[Figure 2 Project Statement](#)
[Figure 3 Public Comment](#)
[Figure 4 Applicant Response](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

4.E.1 [CPC ZC
16-00064](#)

A zone change of 3.08 acres from R-5/CR/AO and PBC/CR/AO (Multi-Family Residential and Planned Business Center with Conditions of Record and Airport Overlay) to OC/CR/AO (Office Complex with Conditions of Record and Airport Overlay) located at the southwest corner of North Carefree Circle and North Powers Boulevard.

(Quasi-Judicial)

Related Files: AR CP 11-00482-A2MJ16, CPC DP 16-00066

Presenter:

Conrad Olmedo, Planner II, Planning and Community Development

Attachments: [Staff Report Abba Eyecare](#)
[Figure 1 CP Site Plan](#)
[Figure 2 Project Statement](#)
[Figure 3 ZC Site Plan](#)
[Figure 4 DP Site Plan](#)
[Figure 5 Landscape](#)
[Vicinity Map](#)
[7.5.603 Criteria for granting zone changes](#)

4.E.2 [AR CP
11-00482-A2
MJ16](#)

A major amendment to the Southwest Powers Boulevard & North Carefree Concept Plan to allow General/Medical Office uses on a site consisting of 6.282 acres and located at the southwest corner of North Carefree Circle and North Powers Boulevard.

(Quasi-Judicial)

Related Files: CPC ZC 16-00064, CPC DP 16-00066

Presenter:

Conrad Olmedo, Planner II, Planning and Community Development

Attachments: [Figure 1 CP Site Plan](#)
[7.5.501.E Concept Plans](#)

4.E.3 [CPC DP
16-00066](#)

A development plan for a new two (2)-tenant 5,946 square-foot medical/office building on a site consisting of 1.16 acres in size and located on vacant property at the southwest corner of North Carefree Circle and North Powers Boulevard.

(Quasi-Judicial)

Related Files: AR CP 11-00482-A2MJ16, CPC ZC 16-00064

Presenter:

Conrad Olmedo, Planner II, Planning and Community Development

Attachments:

[Figure 4 DP Site Plan](#)

[7.5.502.E Development Plan Review](#)

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

6.A. **CPC CA
16-00079**

An emergency 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

7. Adjourn