

# City of Colorado Springs

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



## Regular Meeting Agenda

**Thursday, August 18, 2016**

**8:30 AM**

**Council Chambers**

**Planning Commission**

**1. Call to Order****2. Approval of the Record of Decision (minutes) for the July 21, 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 MP 06-00219-A7 MN16](#) 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

**Attachments:** [Cortona at Flying Horse Staff Report](#)  
[FIGURE 1 Site Plan -DP](#)  
[FIGURE 2 Project Statement](#)  
[FIGURE 3 Master Plan Amend.-Flying Horse](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 4.A.2** [CPC PUZ  
16-00074](#) 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

**Attachments:** [7.5.603.B Establishment or change of zone district boundaries](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

- 4.A.3** [CPC PUD  
16-00076](#) 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 PUD 16-00074

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

**Attachments:** [FIGURE 1 Site Plan -DP](#)  
[7.3.605 PUD Concept Plan](#)  
[7.5.502.E Development Plan Review](#)

## **5. UNFINISHED BUSINESS**

- 5.A.** [CPC CA  
16-00079](#) 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

## **6. NEW BUSINESS CALENDAR**

- 6.A.** [CPC CA  
16-00086](#) 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

**Attachments:**

[Cottage Foods CPC staff report](#)

[FIGURE 1 Cottage Food Stand Home Occupation Ordinance Form](#)

[FIGURE 2 Cottage Foods Stand Code Changes v5](#)

[FIGURE 3 Food Policy Advisory Board Recommendation](#)

[FIGURE 4 Cottage Foods Presentation v2 7 19 16 JJP](#)

- 6.B.1** [CPC ZC  
16-00082](#) 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

**Attachments:**

[Watermark at Briargate Staff Report - KAC](#)

[FIGURE 1 - Concept Plan](#)

[FIGURE 2 - Project Statment](#)

[FIGURE 3 - Neighborhood Meeting Att.](#)

[FIGURE 4 - Letters of Opposition](#)

[FIGURE 5 - Letter of Support](#)

[FIGURE 6 - Response to Neighbor Comments](#)

[FIGURE 7 - Zoning Exhibit](#)

[FIGURE 8 - Building Height AR](#)

[FIGURE 9 - District 20 Comments](#)

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

**6.B.2** [CPC CP  
16-00083](#)

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

**Attachments:**

[FIGURE 1 - Concept Plan](#)

[7.5.501.E Concept Plans](#)

**6.C.** [CPC SWP  
16-00057](#)

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

**Attachments:**

[Staff Report\\_543 Robbin Pl](#)

[FIGURE 1](#)

[FIGURE 2](#)

[FIGURE 3](#)

[FIGURE 4](#)

[FIGURE 5](#)

[FIGURE 6](#)

[FIGURE 7](#)

[7.7.1302 Waiver of Subdivision Dev](#)

**6.D.1** [CPC ZC  
16-00061](#)

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

**Attachments:**

[Maizeland and Academy Aug CPC - Schultz\\_DJS-edits](#)

[Figure 1 - 1988 Ordinance](#)

[Figure 5 - Project Statement](#)

[Figure 6 - Resident letters and emails](#)

[Figure 7 - 88 zone change diagram](#)

[Figure 8 - Draft Ordinance Academy and Maizeland](#)

[Figure 9 - Letter from Carls Jr](#)

[Figure 10 - Walmart and Family Dollar Examples](#)

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

**6.D.2** [CPC DP  
16-00060](#)

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

**Attachments:**

[Figure 2 - Kum and Go DP](#)

[7.5.502.E Development Plan Review](#)

**6.D.3** [CPC DP  
16-00062](#)

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

**Attachments:** [Figure 3 - Your Storage Center DP](#)  
[7.5.502.E Development Plan Review](#)

**6.D.4** [CPC DP  
16-00068](#)

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

**Attachments:** [Figure 4 - Carls Jr DP](#)  
[7.5.502.E Development Plan Review](#)

**7. Adjourn**