**Planning Commission Informal Agenda**

**City of Colorado Springs**

City Hall

107 N. Nevada Avenue

Colorado Springs, CO 80903

**30 S Nevada Ave, Suite 102**

**8:30 AM**

**Thursday, September 8, 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**

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**September 8, 2016**

**Planning Commission Informal**

**Work Session Meeting Agenda**

Flying Horse No. 4 Torino zone change of 15.15 acres from A (Agriculture) to PUD (Planned Unit Development; single‑family detached residential, 3.49 dwelling units per acre, 35‑feet maximum building height), located southwest of Woodruff Drive and Wattle Creek Road.

(Quasi‑Judicial)

Related Files: CPC PUD 16‑00090

Presenter:

Katie Carleo, Principal Planner, Planning and Community Development

**4.A.1**

**CPC PUZ 16‑00089**

[Staff Report\_Torino at Flying Horse](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=f9ed244d-1a57-459a-8fa6-4565c6394f00.doc)

[FIGURE 1\_Site Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=554785cf-13c0-4f6f-add4-197944be4f85.pdf)

[FIGURE 2\_Project Statement‑Torino](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=0d57d1a9-6193-4279-90c0-b64339038725.pdf)

[FIGURE 3\_Zone Change Exhibit](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=da86577d-d1f6-499b-8a50-3b7fb9a7fd16.pdf)

[7.5.603.B Establishment or change of zone district boundaries](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=4e236544-bb0e-4c78-9e73-82ef10e3a22a.docx)

[7.3.603 Establishment & Development of a PUD Zone](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=fdea43cd-123a-4e7c-a9bf-19dbf7c13115.docx)

***Attachments:***

Flying Horse No. 4 Torino Development Plan illustrating the layout for the 15.15 acre site to be developed as single‑family detached residential, located southwest of Woodruff Drive and Wattle Creek Road.

(Quasi‑Judicial)

Related Files: CPC PUZ 16‑00089

Presenter:

Katie Carleo, Principal Planner, Planning and Community Development

**4.A.2**

**CPC PUD 16‑00090**

[FIGURE 1\_Site Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=9d065c5a-da44-4761-9c1e-31df94474743.pdf)

[7.3.605 PUD Concept Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=3aaddf25-6dc6-4fa0-b18f-33f7022269d4.docx)

[7.5.502.E Development Plan Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=6cb4c4b7-2ec2-4f92-81b1-665461b95829.docx)

***Attachments:***

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**September 8, 2016**

**Planning Commission Informal**

**Work Session Meeting Agenda**

Flying Horse No. 16 Madonie zone change of 10.34 acres from A (Agriculture) to PUD (Planned Unit Development; single‑family detached residential, .86 dwelling units per acre, 35‑feet maximum building height), located east of Old North Gate Road and Pride Mountain Drive.

(Quasi‑Judicial)

Related Files: CPC PUD 16‑00085

Presenter:

Katie Carleo, Principal Planner, Planning and Community Development

**4.B.1**

**CPC PUZ 16‑00084**

[Staff Report\_FH Madonie](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=68fdb8eb-ab37-4e22-abd6-9154e0e5e9bd.doc)

[FIGURE 1\_Site Plan Madonie](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=ea770ce5-70bd-406f-bbca-35b86faea4cb.pdf)

[FIGURE 2\_Project Statement\_Madonie](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=45158499-18e2-40bb-8774-c6d97e029ea2.pdf)

[FIGURE 3\_Zone Change Exhibit](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=8a16ed49-c2fe-4fc1-b198-68a40dbfaae9.pdf)

[7.5.603.B Establishment or change of zone district boundaries](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=5a9a0453-8bcb-41a5-ba9a-11f1e68620b2.docx)

[7.3.603 Establishment & Development of a PUD Zone](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=f589c3b4-6114-4f9f-afa6-9d435d71b26f.docx)

***Attachments:***

Flying Horse No. 16 Madonie Development Plan illustrating conceptual layout for the 10.34 acre site to be developed as single‑family detached residential, located east of Old North Gate Road and Pride Mountain Drive.

(Quasi‑Judicial)

Related Files: CPC PUZ 16‑00084

Presenter:

Katie Carleo, Principal Planner, Planning and Community Development

**4.B.2**

**CPC PUD 16‑00085**

[FIGURE 1\_Site Plan Madonie](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=2c976e90-67b8-40d9-b0a8-ac6a986e66a1.pdf)

[7.3.605 PUD Concept Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=56068b14-33c1-478a-b50d-9204af97bc98.docx)

[7.5.502.E Development Plan Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=477aa81b-0ee4-45c0-a172-64fa3a8ed82b.docx)

***Attachments:***

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**Planning Commission Informal**

**Work Session Meeting Agenda**

A Conditional Use to allow outdoor sports and recreation (Resnik Soccer Fields) in a PIP‑2 (Planned Industrial Park) zone district located at 2865 Resnik Drive.

(Quasi‑Judicial)

Presenter:

Michael Turisk, Planner II, Planning and Community Development

**4.C.**

**CPC CU 16‑00088**

[Staff Report\_Resnik Soccer](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=679c12b7-e590-4e96-b170-7947c398e71a.docx)

[FIGURE 1](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=a6e6a4d6-a9ad-4845-b17c-a342c7e9e318.pdf)

[FIGURE 2](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=782231f9-b4e0-475c-a63f-2b077374bd0b.pdf)

[7.5.704 Conditional Use Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=288ba388-eba5-4bfb-8029-946d14a80433.docx)

[7.5.502.E Development Plan Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=9cb61bd0-0ef6-4700-821b-bc8bfc23750c.docx)

***Attachments:***

A Conditional Use for a 60‑foot freestanding stealth cellular bell tower Commercial Mobile Radio Service (CMRS) at 2520 Arlington Drive.

(Quasi‑Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

**4.D.**

**CPC CM1 16‑00070**

[Staff Report\_CMRS\_Arlington Drive](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=2b63841c-22ec-4c00-b7e8-a524f6b2508d.doc)

[Figure 1 ‑ Site Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=da23c401-c2b9-47b4-87fa-30eb6aa2e7b5.pdf)

[Figure 2 ‑ Project Statement](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=6a66ef0a-ca08-46a3-8ac8-3529d957d8f4.pdf)

[Figure 3 ‑ Resident E‑Mail](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=67ea99f2-ce0c-48a5-943e-2e373f7229f0.pdf)

[7.5.704 Conditional Use Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=5afedf70-b397-4de2-80e4-212ef899e7e4.docx)

[7.4.607 Site Selection and Collocation req](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=0f4a977e-5d21-4cb8-b482-67ffde868faa.docx)

[7.4.608 Design Criteria & construction standards](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=dfdc1669-6838-46f7-8d1c-d6155f9c94a0.docx)

***Attachments:***

A Conditional Use to allow a large daycare home for seven (7) to twelve (12) children at 2115 North Seventh Street.

(Quasi‑Judicial)

Presenter:

Conrad Olmedo, Planner I, Planning and Community Development

**4.E.**

**CPC CU 16‑00105**

[Staff Report\_Heidi's Childcare](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=ec0c758e-b6df-4754-a330-dc6429d5e00b.docx)

[Figure 1 ‑ Site Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=13462570-18c0-4473-9cd0-e5059aae290a.pdf)

[Figure 2 ‑ Project Statement](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=ba6c8cf6-6278-46e6-a283-02c12c4a1e43.pdf)

[Figure 3 ‑ Resident Support](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=becd2570-4d1a-49c4-98f6-2584e5cf145a.pdf)

[7.5.502.E Development Plan Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=651ce97b-15ba-4a38-bc11-7cc8c4fb67a1.docx)

[7.5.704 Conditional Use Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=75ecb045-5075-4ad3-8fda-62837814aabe.docx)

***Attachments:***

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**September 8, 2016**

**Planning Commission Informal**

**Work Session Meeting Agenda**

A conditional use to allow the K through 12 Thomas MacLaren Charter School in the PIP‑1 (Planned Industrial Park) zone district located at 1615 West Garden of the Gods Road.

(Quasi‑Judicial)

Presenter:

Michael Schultz, Principal Planner, Planning and Community Development

**4.F.**

**CPC CU 16‑00106**

[Staff Report\_Thomas MacLaren School](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=c87e7238-4168-4af9-88c7-a2bb1027fa1e.docx)

[Figure 1 ‑ Project statement](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=40535ff3-396d-4e17-9ba3-572554173383.pdf)

[Figure 2 ‑ Development Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=2430dd2d-c828-4c3b-b7df-8c2521e97bb7.pdf)

[7.5.704 Conditional Use Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=02fa32d4-49f3-455a-86a6-8e821c9dd06d.docx)

[7.5.502.E Development Plan Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=3d2d12fb-e418-4bbb-9fc3-257ac3663f2b.docx)

***Attachments:***

**5. UNFINISHED BUSINESS**

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:

Peter Wysocki, Planning and Community Development Director

Carl Schueler, Comprehensive Planning Manager, Planning & Development Department

**5.A.**

**CPC CA 16‑00008**

**6. NEW BUSINESS CALENDAR**

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**September 8, 2016**

**Planning Commission Informal**

**Work Session Meeting Agenda**

An amendment to the North Powers II Concept Plan changing 6 acres from retail to multi‑family located southwest from the intersection of Tutt Boulevard and Snowy River Drive.

(Quasi‑Judicial)

Related File: CPC CU 16‑00091

Presenter:

Conrad Olmedo, Planner II, Planning & Community Development

**6.A.1**

**CPC CP 09‑00107‑A1MN16**

[Staff Report\_Traditions at Colorado Springs](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=42e9927d-2efb-4af5-bf08-6d84c7cd04cb.docx)

[Figure 1 ‑ CP Site Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=9ad03f2f-1518-459c-a83b-bafb7ac6dd4e.pdf)

[Figure 2 ‑ CU Site Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=8fc19b57-84c9-40ba-af42-14d6086062b2.pdf)

[Figure 3 ‑ Project Statement](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=ba72e3e5-9a43-49cc-8a10-bccf7afce1ef.pdf)

[Figure 4 ‑ Response to Neighborhood Comments](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=1348d06b-0267-4532-a5dc-bfd436e7aacf.pdf)

[Figure 5 ‑ Comments from Neighborhood Meeting](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=2e994a98-d1cc-4305-90dd-2178752daf1e.pdf)

[7.5.501.E Concept Plans](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=33b04e15-9c55-4cb0-af2b-73d6a320739f.docx)

***Attachments:***

A Conditional Use to allow multi‑family residential in the PBC (Planned Business Center) zone district located southwest from the intersection of Tutt Boulevard and Snowy River Drive.

(Quasi‑Judicial)

Related File: CPC CP 09‑00107‑A1MN16

Presenter:

Conrad Olmedo, Planner II, Planning and Community Development

**6.A.2**

**CPC CU 16‑00091**

[Figure 2 ‑ CU Site Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=ce201960-67a3-47d0-afd6-064c9fea307e.pdf)

[7.5.704 Conditional Use Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=a4363910-a214-49a6-8193-19dc83196c22.docx)

[7.5.502.E Development Plan Review](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=78462e77-f54a-4342-add2-2fb169d49d70.docx)

***Attachments:***

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**September 8, 2016**

**Planning Commission Informal**

**Work Session Meeting Agenda**

A minor amendment to the Woodmen Heights Master Plan changing the land use designation for 38.22 acres from Office Industrial Park/Research & Development to Residential (3.5‑7.99 Dwelling Units per Acre), located between Forest Meadow Avenue and Woodmen Road.

(Quasi‑Judicial)

Related Files: CPC PUZ 16‑00092, CPC PUP 16‑00093

Presenter:

Daniel Sexton, Senior Planner, Planning and Community Development

**6.B.1**

**CPC MPA 06‑00206‑A8MN16**

[CPC Staff Report\_FM South](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=9616dac0-bc1d-4545-a3d3-b8567a2534be.doc)

[Fig 1\_PUD Concept Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=41ef4cc9-4147-4a85-b83b-536bb23bf5c8.pdf)

[Fig 2\_Project Statement](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=533c76b7-1592-40f1-b724-4e1cc5c5a841.pdf)

[Fig 3\_Public Comments](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=05d480fd-d94d-4754-9d10-771c58e815f6.pdf)

[Fig 4\_MP Amendment](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=2299fd1b-ea19-4335-9d01-6cfd275bec82.pdf)

[Fig 5\_PUZ Exhibit](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=d884de32-0ebb-4c26-98a0-eb177a6445c7.pdf)

[7.5.408 MASTER PLAN REVIEW CRITERIA](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=d99eafe6-6f79-4b03-bbcd-a2243204463f.docx)

***Attachments:***

Forest Meadows South PUD zone change for 38.22 acres of land from PUD/AO‑CAD (Planning Unit Development with Airport Overlay ‑ Commercial Airport District) to PUD/AO (Planning Unit Development with Airport Overlay: Townhouse and Two‑Family Attached Dwellings, 7.99 dwelling units per acre, and 30‑foot height maximum), located between Forest Meadow Avenue and Woodmen Road.

(Quasi‑Judicial)

Related Files: CPC MPA 06‑00206‑A8MN16, CPC PUP 16‑00093

Presenter:

Daniel Sexton, Senior Planner, Planning and Community Development

**6.B.2**

**CPC PUZ 16‑00092**

[Fig 5\_PUZ Exhibit](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=182e7215-0f11-4231-9ffd-409efeeb1ec6.pdf)

[7.5.603 Criteria for granting zone changes](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=e13a0908-eb17-4288-9f95-a7066cf8a8b4.docx)

[7.3.603 Establishment & Development of a PUD Zone](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=23260203-447a-4436-9e50-9b73fafb9a6f.docx)

***Attachments:***

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**September 8, 2016**

**Planning Commission Informal**

**Work Session Meeting Agenda**

Forest Meadows South concept plan illustrating a residential development including approximately 24 acres of land with a maximum of 305 units within townhouses and two‑family attached dwellings, and approximately 14 acres of land preserved as open space, located between Forest Meadow Avenue and Woodmen Road.

(Quasi‑Judicial)

Related Files: CPC MPA 06‑00206‑A8MN16, CPC PUZ 16‑00092

Presenter:

Daniel Sexton, Senior Planner, Planning and Community Development

**6.B.3**

**CPC PUP 16‑00093**

[Fig 1\_PUD Concept Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=c1d99348-cbc7-4b67-a38a-36e22a3dc4b5.pdf)

[7.3.605 PUD Concept Plan](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=1ca93ce7-8586-419c-82a9-14f7297bfd6a.docx)

[7.5.501.E Concept Plans](http://coloradosprings.legistar.com/gateway.aspx?M=F&ID=a4b5fac7-00b5-479a-9d41-861009ce0d8d.docx)

***Attachments:***

**7. Adjourn**

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