



CITY PLANNING COMMISSION AGENDA

**THURSDAY, May 21, 2015
8:30 A.M.**

**CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE
COLORADO SPRINGS, CO 80903**

CITY PLANNING COMMISSION

MEETING PROCEDURES

MEETING ORDER:

The City Planning Commission will hold its regular meeting on **Thursday, May 21, 2015 at 8:30 a.m.** in the City Hall Council Chambers at 107 North Nevada Avenue, Colorado Springs, Colorado.

The Consent Calendar will be acted upon as a whole unless a specific item is called up for discussion by a Planning Commissioner, a City staff member, or a citizen wishing to address the Planning Commission.

When an item is presented to the Planning Commission the following order shall be used:

- City staff presents the item with a recommendation;
- The applicant or the representative of the applicant makes a presentation;
- Supporters of the request are heard;
- Opponents of the item will be heard;
- The applicant has the right of rebuttal;
- Questions from the Commission may be directed at any time to the applicant, staff or public to clarify evidence presented in the hearing.

VIEW LIVE MEETINGS:

To inquire of current items being discussed during the meeting, please contact the Planning & Development Team at 719-385-5905, tune into local cable channel 18 or live video stream at www.springsgov.com.

CITY PLANNING COMMISSION

COMPREHENSIVE PLAN AND REVIEW CRITERIA

COMPREHENSIVE PLAN:

The City Planning Commission uses the Comprehensive Plan as a guide in all land use matters. The Plan is available for review in the Land Use Review Office, located at 30 S. Nevada Avenue, Suite 105. The following lists the elements of the Comprehensive Plan:

- Introduction and Background
- Land Use
- Neighborhood
- Transportation
- Natural Environment
- Community Character and Appearance
- 2020 Land Use Map
- Implementation

The Comprehensive Plan contains a land use map known as the 2020 Land Use Map. This map represents a framework for future city growth through the year 2020, and is intended to be used with the Comprehensive Plan's goals, policies, objectives and strategies. It illustrates a desired pattern of growth in conformance with Comprehensive Plan policies, and should be used as a guide in city land use decisions. The Comprehensive Plan, including the Land Use Map, may be amended from time to time as an update to city policies.

APPLICATION REVIEW CRITERIA:

Each application that comes before the Planning Commission is reviewed using the applicable criteria located in the *Appendix* of the Planning Commission Agenda.

CITY PLANNING COMMISSION APPEAL INSTRUCTIONS

In accordance with Chapter 7, Article 5, Part 906 (B) (1) of the City Code, "Any person may appeal to the City Council any action of the Planning Commission or an FBZ Review Board or Historic Preservation Board in relation to this Zoning Code, where the action was adverse to the person by filing with the City Clerk a written notice of appeal. The notice of appeal shall be filed with the City Clerk no later than ten (10) days after the action from which appeal is taken, and shall briefly state the grounds upon which the appeal is based."

Accordingly, any appeal relating to this Planning Commission meeting must be submitted to the City Clerk (located at 30 S. Nevada Avenue, Colorado Springs, CO 80903) by:

Monday, June 1, 2015

A **\$176** application fee and a justification letter specifying your specific grounds of appeal shall be required. The appeal letter should address specific City Code requirements that were not adequately addressed by the Planning Commission. City Council may elect to limit discussion at the appeal hearing to the matters set forth in your appeal letter.

**CITY PLANNING COMMISSION MEETING AGENDA
THURSDAY, May 21, 2015**

1. Approval of the Record of Decision (minutes) for the April 16, 2015 City Planning Commission Meetings
2. Communications
3. Consent Calendar (Items A.1 – B.2)
4. New Business Calendar (Items 4 – 6.B)

CONSENT CALENDAR	
ITEM NO.	PROJECT DESCRIPTION
<p>ITEM.: A.1 CPC ZC 15-00006 (Quasi-Judicial)</p> <p>ITEM.: A.2 CPC CP 15-00007 (Quasi-Judicial)</p> <p>PARCEL NO.: 5331200045</p> <p>PLANNER: Steve Tuck</p>	<p>A request by N.E.S. Inc. on behalf of Tom Tauche Inc. for approval of the following development applications:</p> <ol style="list-style-type: none"> 1. A zone change from A/AO (Agricultural with Airport Overlay) to R-5/AO (Multi-family Residential with Airport Overlay). 2. A concept plan which shows the reconfiguration of the Springs Ranch Golf Course so that the 18-hole golf course is maintained and a separate parcel consisting of 13.8 acres for further development is created. <p>The property is located adjacent to the east side of Tutt Boulevard immediately south of the Springs Ranch Golf Course clubhouse and consists of 13.8 acres.</p>
<p>ITEM.: B.1 CPC UV 15-00020 (Quasi-Judicial)</p> <p>ITEM.: B.2 CPC R 15-00019 (Quasi-Judicial)</p> <p>PARCEL NOS.: 7324301034</p> <p>PLANNER: Rachel Teixeira</p>	<p>A request by YOW Architects on behalf of Columbus Real Estate for approval of the following development applications:</p> <ol style="list-style-type: none"> 1. A use variance that would allow for a specialty auto and service use with indoor sales and showroom to be located within an existing building. 2. Administrative relief to allow 52 parking spaces - where 60 spaces are the requirement. <p>The property is within a PIP-2 (Planned Industrial Park) zone, consists of 2.34 acres and is located at 6275 and 6285 Corporate Drive.</p>

NEW BUSINESS CALENDAR

ITEM NO.	PROJECT DESCRIPTION
<p>ITEM NO.: 4 AR NV 15-00075 (Quasi-Judicial)</p> <p>PARCEL NO.: 7413410027</p> <p>PLANNER: Lonna Thelen</p>	<p>An appeal regarding the administrative approval for a nonuse variance to allow 17 parking spaces where 34 are required on 555-559 S 8th Street. The subject property is zoned C-6 (General Business), consists of 0.50 acres and is located at 555-559 S 8th Street.</p>
<p>ITEM NO.: 5.A CPC A 14-00133 (Legislative)</p> <p>ITEM NO.: 5.B CPC ZC 14-00134 (Legislative)</p> <p>ITEM NO.: 5.C CPC CP 14-00135 (Quasi-Judicial)</p> <p>PARCEL NO.: 5307002016</p> <p>PLANNER: Meggan Herington</p>	<p>A request by Millennium Venture Group, LLC for approval of the following development applications:</p> <ul style="list-style-type: none"> A. Annexation of the 6.3-acre Tutt Corners Addition into the City of Colorado Springs, B. Establish the C-6/AO (General Business with Airport overlay) zone district, C. The Tutt Corners Addition Concept Plan that illustrates five commercial pad sites. <p>The property is located at the northeast corner of the Dublin Boulevard and Templeton Gap Road and consists of 4.8 acres.</p>
<p>ITEM NO.: 6.A – 6.B CPC MP 04-00012-A1MJ15 (Legislative)</p> <p>PLANNER: Peter Wysocki</p>	<p>A request by the Colorado Springs Urban Renewal Authority on behalf of Gold Cycle Investments, LLC for determination of consistency with the City's Comprehensive Plan of:</p> <ul style="list-style-type: none"> A. An amendment to the Gold Hill Mesa Urban Renewal Plan to exclude the commercially-designated properties from the existing Gold Hill Mesa Urban Renewal Area. B. Gold Hill Mesa Commercial Urban Renewal Plan Area for the commercially-designated properties. <p>The entire Gold Hill Mesa consists of approximately 200 acres, and is generally located South of Highway 24 and East of 21st Street.</p>