



City of Colorado Springs

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

Work Session Meeting Agenda Planning Commission Informal

Thursday, July 14, 2016

8:30 AM

30 S Nevada Ave, Suite 102

1. Call to Order

2. Approval of the Record of Decision (minutes) for the June 16, 2016 City Planning Commission Meeting will be on July 21, 2016 during the formal meeting.

3. Communications

- [CPC-038](#) Chairperson Eric Phillips
- [CPC-002](#) Director Updates, Peter Wysocki
- [CPC-003](#) DRB Updates, Ryan Tefertiller / Commissioner Walkowski

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](#) Request by West Works Engineering, on behalf of Integrity Bank and Trust and Mariano Rocha, for approval of a minor amendment to the Northgate Master Plan. The amendment proposal changes 2.3 acres previously designated as Office-Industrial Park/ Research and Development to Neighborhood Commercial. The site consists of 2.3 acres zoned PIP-1 (Planned Industrial Park) located southeast of Ridgeline Drive and Voyager Parkway.

Voyager Business Park Number 2

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

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

4.A.2 [CPC ZC
15-00040](#)

Request by West Works Engineering, on behalf of Integrity Bank and Trust and Mariano Rocha, for approval of a zone change from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center) for commercial development. The site consists of 2.3 acres zoned PIP-1 (Planned Industrial Park) located southeast of Ridgeline Drive and Voyager Parkway.

Voyager Business Park Number 2

(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

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

Request by West Works Engineering, on behalf of Integrity Bank and Trust and Mariano Rocha, for approval of a zone change from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center) for commercial development. The site consists of 1.12 acres zoned PIP-1 (Planned Industrial Park) located southeast of Ridgeline Drive and Voyager Parkway.

Voyager Business Park Number 2

(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

- 4.A.4** [CPC CP
07-00189-A1
MJ15](#) Request by West Works Engineering, on behalf of Integrity Bank and Trust and Mariano Rocha, for approval of a major amendment to the Black Squirrel Office Park II Concept Plan. The concept plan amendment illustrates future office, restaurant and bank development and will affect 6.0 acres of the 12.35 concept plan area. The site consists of 6.0 acres zoned PIP-1 (Planned Industrial Park) located southeast of Ridgeline Drive and Voyager Parkway.

Voyager Business Park Number 2

(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

- 4.B.** [CPC ZC
16-00087](#) A request by Ryan Trujillo on behalf of the City of Colorado Springs for approval of a zone change for the properties located at 702 and 704 East Boulder Street. The property is to be rezoned from OR/CR (Office Residential Estate with Conditions of Records) to OR/CR (Office Residential Estate with Conditions of Record). The property consists of 0.35 of an acre and is located on the northeast corner of East Boulder Street and North El Paso Street.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegan, Planner II, Planning and Community Development

- 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

- 4.D.** [CPC CU
16-00081](#) A 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

- 4.E.1** [CPC ZC 16-00064](#) A zone change 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) zone district.

(Quasi-Judicial)

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

Presenter:

Conrad Olmedo, Planner II, Planning and Community Development

- 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. The total project area is 2.96 acres in size and is located on vacant property southwest of the 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

- 4.E.3** [CPC DP 16-00066](#) A development plan for a new two (2)-tenant 5,946 square-foot medical/office building.

(Quasi-Judicial)

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

Presenter:

Conrad Olmedo, Planner II, Planning and Community Development

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

- 6.B.** [CPC CA
16-00079](#) Request by the Planning & Community Development Department of the City of Colorado Springs for approval of a revision to Section 7.4.506, Review of Geologic Hazard Studies of Part 5, Geologic Hazard Study and Mitigation of Chapter 7, Planning Development and Building of the Code of the City of Colorado Springs, 2001, as amended.

Presenter:

Peter Wysocki, AICP, Director of Planning and Community Development

- 6.A** [CPC CA
16-00086](#) Request by the City of Colorado Springs for approval of a code change amending Section 1503 (Home Occupation Permit Standards and Criteria) of Part 15 (Home Occupations) of Article 5 (Administrative and Procedures) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs, 2001 as amended related to the production and sales of plants, fruits, vegetables and cottage foods.

(Legislative)

Presenter:

Councilmember Jill Gaebler

7. Adjourn