



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](#) 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

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

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

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

- 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

- 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 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 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

- 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

- 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

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

- 6.A.** [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.

(Legislative)

Presenter:

Peter Wysocki, AICP, Director of Planning and Community Development

7. Adjourn