

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

THURSDAY, APRIL 17, 2014

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

**CHAIR GONZALEZ CALLED THE MEETING TO ORDER AT 8:30 A.M.
THE MEETING ADJOURNED AT 11:20 A.M.**

PRESENT:

Donley
Gonzalez
Ham
Henninger
Markewich
Phillips
Shonkwiler
Sparks
Walkowski

ABSENT:

ALSO IN ATTENDANCE:

Mr. Peter Wysocki, Planning and Development Director
Mr. Marc Smith, City Municipal Attorney

RECORD OF DECISION

February 20

Moved by Commissioner Markewich, seconded by Commissioner Henninger to approve the Record of Decision from the February 20, 2014 meeting. Motion carried 8-0 (Commissioner Walkowski abstained).

March 13 Special Meeting

Moved by Commissioner Markewich, seconded by Ham, to approved the Record of Decision from the March 13, 2014 special meeting. Motion carried 9-0.

March 20

Moved by Commissioner Markewich, seconded by Commissioner Walkowski, to approve the Record of Decision from the March 20, 2014 meeting. Motion carried 8-0 (Commissioner Ham abstained).

COMMUNICATIONS

Mr. Wysocki announced the Studio A64 appeal has requested a postponement from the April 22 Council meeting to May 13. Commissioner Donley will speak during the meeting should Commissioner Ham be unavailable.

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Commissioner Gonzalez is term limited as of May 9, 2014. Commissioner Gonzalez announced the need for a CPC representative on the Downtown Review Board and the Parks Master Plan Task Force.

Moved by Commissioner Phillips, seconded by Commissioner Ham, to push the nominations to the end of the meeting.

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NEW BUSINESS CALENDAR

ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
<p>ITEM NO.: 4 CPC UV 13-00072 (Quasi-Judicial)</p> <p>PARCEL NO.: 6419203006</p> <p>PLANNER: Ryan Tefertiller</p>	<p>Request by Alexius Weston and Kurt Bunch for a use variance to allow a commercial kitchen in the existing R-2 (Two-family Residential) zoned house. The kitchen will be used to support the restaurant (Shuga's) on the adjacent lot. The property is located at 17 W. Rio Grande Street, is roughly 4,400 square feet, and is located on the south side of W. Rio Grande Street between Sahwatch Street and S. Cascade Ave.</p>	4
<p>ITEM NO.: 5 CPC CU 14-00028 (Quasi-Judicial)</p> <p>PARCEL NO.: 7424104030</p> <p>PLANNER: Ryan Tefertiller</p>	<p>Request by Timothy and Janella Cranmer of Tim's Mannagift, Inc. on behalf of Michael and Christine Lobue for approval of a conditional use development plan to allow an automotive storage yard and automotive rental within the Streamside Overlay zone. The subject property is roughly 32,500 sq.ft, is zoned C-6/SS (General Business with Streamside Overlay) and located northeast of Eighth Street and Motor City Drive at 801 S. Eighth Street.</p>	13

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NEW BUSINESS CALENDAR

DATE: April 17, 2014

ITEM: 4

STAFF: Ryan Tefertiller

FILE NO.: CPC UV 13-00072

PROJECT: Shuga's Commercial Kitchen – 17 West Rio Grande Street

Commissioner Markewich announced that during his site visit he had a brief conversation with Mr. Bunch, but he made it clear to Mr. Bunch that he could not discuss the application being heard today.

STAFF PRESENTATION

Mr. Ryan Tefertiller, Land Use Review Manager, presented PowerPoint slides (Exhibit A). Mr. Tefertiller referenced the Stakeholder Process and Involvement section of the staff report, and mentioned he had a conversation with one neighboring property owner who expressed his concerns of opposing commercial uses in the neighborhood. Mr. Tefertiller encouraged that property owner to submit an email or speak at today's hearing. Mr. Tefertiller did not receive an email, nor is the property owner in attendance today.

Commissioner Sparks inquired of that neighboring property owner's concerns. Mr. Tefertiller referenced page 7 of the agenda packet, near the bottom of the page.

Commissioner Sparks inquired of a compromise to address the neighbor's concerns. Mr. Tefertiller stated the applicant, in their revised plans, moved the trash enclosure to the north side of the shed further away from the neighbor's property.

Commissioner Phillips inquired of the home occupation permit process that could've been applied for. Mr. Tefertiller stated this application could've been reviewed through a home occupation permit, but the standards require 50% of the floor area to be used for the business and the other 50% used as a residence. Another challenge is that a home occupation permit requires that the employee of the business reside in the home, but in this case the individual working at the commercial kitchen will live elsewhere.

Commissioner Henninger inquired of modification number 2 – and inquired why does a stall need to be handicapped. Mr. Tefertiller stated any multi-family or commercial use is required to have a certain percentage of handicap parking stalls. There are less parking stalls required for the restaurant site to the east because the restaurant received a parking variance when they opened during 2001.

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Commissioner Phillips inquired if there are any improvements planned for the alley. Mr. Tefertiller did not have any information about the alley. The City will not repave the alley anytime soon. He did not anticipate an increase in vehicle trips within the alley.

Commissioner Gonzalez inquired if the parking stalls will be gravel, asphalt or dirt. Mr. Tefertiller stated the technical modifications require calling out hardscape surfaces, and he will continue that dialogue with the applicant.

APPLICANT PRESENTATION

Ms. Alexius Weston and Mr. Kurt Bunch purchased the property in 2009 from the same owner they lease their restaurant space from. Their business has grown continuously since they opened in 2001. She felt this is a positive move for their business. She anticipates only two to three employees using the kitchen for preparation during the busy seasons.

Commissioner Henninger inquired if refrigeration is planned for the new facility. Ms. Weston stated all refrigeration and health code requirements will be adhered to. They plan to move goods by cart from the kitchen to the restaurant.

Commissioner Phillips inquired if they spoke with the neighbors next door. Ms. Weston stated she has not spoken with them.

Commissioner Phillips inquired of operating hours. Ms. Weston stated their hours are from 11am-8pm. She does not anticipate the kitchen will be used the entire day every day.

Commissioner Sparks inquired of trash collection times. Mr. Bunch stated they currently have an enclosed trash enclosure at Shuga's that has scheduled picks up on Tuesdays and Thursdays and will increase that to three times per week during the warmer weather and busier seasons.

Commissioner Donley inquired of other properties that front Rio Grande between the subject property at Shuga's. Mr. Bunch stated they lease those vacant lots adjacent the restaurant. Originally, those vacant lots were included in the plan, but removed them to focus on the kitchen use only. They have a good relationship with the property owner they lease from.

Commissioner Gonzalez inquired of parking space material. Ms. Weston stated they will cooperate with City staff to required coordinate parking space material options.

CITIZENS IN FAVOR/ OPPOSITION

None

APPLICANT REBUTTAL

None

DECISION OF THE PLANNING COMMISSION

Commissioner Donley wrestled with the dilemma of a use variance versus another application type. He had general observation that this is the right use, is a great place, and is needed in the southwest

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portion of downtown. He wrestled with the idea of a variance, but compared it to using a hammer to install a screw, it is the wrong tool. He found that the applicant did not meet the extraordinary circumstances criteria and felt this use should be located in a different zone. He hopes this item is approved, but he could not justify the criteria.

Mr. Wysocki clarified that a use variance allows a specific use that may not be allowed under a zone district. In this case, the neighborhood is better protected by using a variance to protect the existing zone rather than rezoning the entire area for commercial uses that would open the door for incompatible uses in a residential or transitional neighborhood.

Commissioner Donley stated consistency is important and could be questioned at some future time.

Mr. Wysocki stated if this were a conditionally permitted use in the Office/Residential (OR) zone, then staff would've processed that application rather than the use variance criteria. The variance is the only option allowed by City Code.

Commissioner Donley suggested a code change to allow the OR zone to conditionally permit this type of commercial kitchen or restaurant.

Commissioner Henninger liked the idea of an established business growing and supported the application. He found it to be in conformance with the use variance review criteria. This is a mixed use area where this application fits in well.

Commissioner Donley suggested consolidating the trash enclosure but hesitated to revise the plan.

Commissioner Markewich appreciated the variance specifically tied to the existing restaurant and would revert back to the residential use should the restaurant move out of the area. He felt the planned trash enclosure was appropriately placed near the alley. He found the application also met the review criteria.

Commissioner Shonkwiler is a proponent of downtown but was uncomfortable with another variance for a commercial use in the downtown area. He was concerned it may revert to another vacancy in the downtown.

Commissioner Walkowski supported the application because this variance is specific to the use and business and specificity helps this case. Meeting the extraordinary circumstances criteria was difficult, but was able to tie in the limited impact of the existing facility. He found the review criteria were met and it meets the Comprehensive Plan objectives, as well as the area's master plan for a low-impact use.

Commissioner Sparks was glad this use would retain residential character and supported the trash enclosure at the 17 W. Rio Grande site rather than consolidating with the restaurant's existing trash enclosure. This would provide respect to surrounding property owners concerned with the use. She supported the application to help the expanding business.

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Commissioner Phillips struggled with the City's notification process. He suggested the applicant speak with the neighbors. He agreed with Commissioner Donley's comments to continue a conversation outside of this hearing regarding zoning. He supported growth of a business near the downtown.

Commissioner Gonzalez supported the application and found it was in conformance with the area's master plan, especially low-impact shops that will be used part-time in support of an existing business. He also found it was in conformance with the Comprehensive Plan. He was also concerned with the use variance criteria of extraordinary circumstances, and felt the best place would be next door, but those three vacant parcels don't meet the extraordinary circumstance criteria. He also supported no changes to the external, residential character of the building in this transitional neighborhood. He had difficulty understanding why this application would be voted against. He felt the site was best served if a trash enclosure were located on the property rather than traveling half a block to deposit trash to the existing restaurant. He would prefer parking stalls paved since the use is being changed from residential to a commercial use.

Moved by Commissioner Markewich, seconded by Commissioner Phillips, to approve **Item 4-File No. CPC UV 13-00072**, the proposed Use Variance for a commercial kitchen in the R-2 (Two-Family Residential) zone, based upon the finding that the application complies with the review criteria in City Code Section 7.5.803.B and is subject to the following technical and informational plan modifications:

Technical and Informational Modifications to the Use Variance Development Plan:

1. Ensure that the plan is produced to a standard scale.
2. Illustrate two parking stalls on the site (one stall must be handicapped accessible) as well as the presence of on-street parking adjacent to the site.
3. Relocate the proposed trash enclosure northward, closer to the principal structure
4. Illustrate existing and proposed hardscape, landscape, curb/gutter, and sidewalk.
5. Illustrate and label the public right-of-way adjacent to the site.
6. Illustrate and label any existing or proposed fencing on the site.
7. Add the following note to the plan "any future development to this site will require the owner to construct the curb, gutter, sidewalk, & pedestrian ramp."

Motion passed 7-2 (Commissioners Shonkwiler and Donley opposed).

April 17, 2014
Date of Decision


Edward Gonzalez, Planning Commission Chair

City Planning Commission April 17, 2014

CPC UV 14-00072

Shuga's Commercial Kitchen
17 W. Rio Grande St.

Background

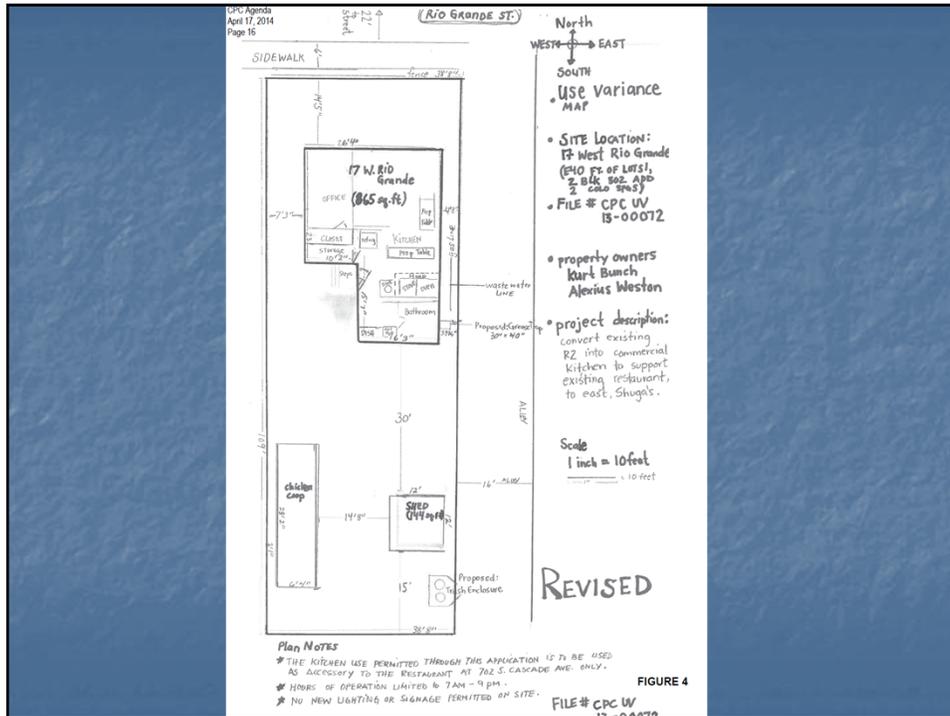
- Located southwest of the Downtown Core on the edge of the Mill St. neighborhood
- Property zoned R2 – two-family residential
- Lot size = 4,400 sf
- 865 sf single-family home built in 1899
- Adjacent to commercially used/zoned property

17 W. Rio Grande St.



Proposal

- Convert existing single-family home to allow use of commercial kitchen
 - Use to be tied to the restaurant at 702 S. Cascade Ave.
- The owner of Shuga's wishes to use the property to assist her business
- Could be achieved through a home occupation permit if cook/chef lived on site
 - Staff lives elsewhere



Regulations

- Commercial use of R2 zoned property requires rezone or use variance
- Use variance is:
 - Use specific
 - Allows additional controls and restrictions
 - Use right is terminated if not utilized

Use Variance Criteria

- Three criteria for the granting of a use variance
 - Exception circumstances
 - Preservation of a property right
 - Not detrimental to other property owners
- The applicant argues and Staff concurs that the criteria are adequately met

Technical Modifications

- Numerous changes are needed to the plan
 - On-site parking
 - Relocate trash enclosure
 - Include additional details of public and private improvements
 - Future redevelopment note

Recommendation

- Approve the use variance, with technical modifications based, on the fact that the application substantially complies with the required criteria and standards.
 - Technical Modifications listed in Staff report

Questions?

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NEW BUSINESS CALENDAR

DATE: April 17, 2014

ITEM: 5

STAFF: Ryan Tefertiller

FILE NO.: CPC CU 14-00028

PROJECT: 801 S. 8th Street Tow Yard and Auto Rental

STAFF PRESENTATION

Mr. Ryan Tefertiller, Land Use Review Manager, presented PowerPoint slides (Exhibit A).

Commissioner Markewich inquired of utilities and future redevelopment. Mr. Tefertiller stated the temporary contractor trailer is served by a port-a-potty due to the inability to connect to typical utilities. The applicants have signed a three-year lease for the site. There are significant challenges for future redevelopment.

Commissioner Henninger referenced page 20, regarding the review criteria Item B-Intent of Zoning and Item 2-Policy LU 202 and inquired how this site adheres to this policy. He also was concerned with ingress and egress with competing high speed traffic coming down the hill on Eighth Street. Mr. Tefertiller responded to the intent of the Zoning Code and the Comprehensive Plan and stated the site doesn't harm public health, safety or welfare or the adjacent streamside or Bear Creek. Next, Mr. Tefertiller addressed access and stated that from the initial conversation with the applicant he had concerns with curb cuts and had specific dialogue with City Traffic Engineering regarding the thought of closing one of the two existing curb cuts. The City Traffic Engineer found both curb cuts could remain and felt it would help egress and ingress of tow trucks at one with U-Haul customers at the other. The acceleration/deceleration lane functions as an acceleration lane for this site entering Eighth Street. The ability to have this truncated acceleration lane helps the site's traffic transition into traffic onto Eighth Street.

Commissioner Shonkwiler inquired of the original zoning approvals. Mr. Tefertiller stated the site was zoned and annexed in 1958. In 1991, the Hearing Officer granted a non-use variance for auto storage on the unpaved lot. The site has been used as auto storage since the 1990s.

Commissioner Shonkwiler inquired of the allowed uses granted in 1991. Mr. Tefertiller stated the 1991 site plan was minimal and showed use of the site as RV storage and did not call out any structures, trailers or truck rental. Relief was requested to avoid paving the entire lot. The use was permitted and was found to exist prior to adoption of the Streamside Overlay zone. City Code includes a provision that

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grants a use that existed prior to the conditional use requirement. City staff deemed the conditional use as approved even though the site never went through the conditional use process.

Commissioner Donley stated one issue the Streamside overlay addresses is water quality. This is immediately adjacent to Bear Creek and will impact Fountain Creek and inquired if there are any opportunities to control pollution, such as an oil separator. Mr. Tefertiller stated there are opportunities and deferred to City Engineering. The primary application is the U-Haul portion at the northwest corner of the site. Mr. Steve Kuehster, City Engineering, stated this site didn't require stormwater quality because there isn't redevelopment of over one acre that would trigger the need for a permanent water quality feature. Public improvements along Eighth Street are not required because building permits were not required.

Mr. Tefertiller added that Colorado Springs Utilities needs access to the electrical easements and underneath the power lines.

Commissioner Gonzalez inquired of a petition to be excluded from the streamside overlay. Mr. Tefertiller stated the streamside overlay doesn't have same exemption process as compared with the hillside overlay process. Depending on the site and development, an argument could be made that a portion of the site is functionally exempt due to existing culverts.

Commissioner Donley inquired of restrictions along the north side of the property. Mr. Mark Cerda, Colorado Springs Utilities (CSU) Engineer, stated there is a need for CSU to maintain accessibility within an area large enough to lay down equipment. Easements obtained in 1971 restrict access to maintenance and appropriate access. The overhead power lines originate from Drake power plant and head west to Fairview Substation. Lower voltage electric lines are located below the higher power lines on the same transmission towers. The guidelines specify a minimum radius for access to transmission power lines along with an appropriate grade for access.

Commissioner Shonkwiler inquired of the reason allowing a tenant to use the site should CSU need to access easements. Mr. Cerda stated there are more easements than staff to enforce them.

APPLICANT PRESENTATION

Mr. Timothy and Mrs. Janella Cranmer stated the majority of their business is towing. They do not plan to expand the towing portion of their business. Towing cannot be counted on for income year-round. During the tourist seasons, they are busy with RV and travel trailer storage along with pickup and towing during inclement weather. The previous tenant purchased junk vehicles to store and scrap-their business is not similar. Their contracts with the City of Manitou Springs and Colorado Springs is under 10,000 pound rotational accident tows. Most vehicles towed are not stored on their site. Most tow requests involve picking up a vehicle and delivering it to a scrap yard or an auto mechanic. Accident tows stored on-site are awaiting an insurance adjuster's review to determine if the vehicle should be delivered to an auto body shop or a scrap yard. The U-Haul rental business supplements their towing business during slow periods. They conducted approximately 72 U-Haul transactions last year and hope to grow that portion of their business slightly. U-Haul is focusing on small independent dealer rental sites closer to customers to avoid large mileage fee from corporate rental sites (three in Colorado

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Springs). Ms. Cranmer addressed traffic and stated their operation began January 26 and Colorado Springs Police Department officers often wait for speeders in their driveway. Due to that speed trap, they have noticed speeds reduced along Eighth Street. She assured the Planning Commission that the lot will not resemble the tenant use in the past. They desire to upgrade the fence along the west side from a chain link to a solid wood fence as a visual buffer. U-Haul has a strict maintenance program with conducts random and scheduled inspections. If dealers do not comply with their regulations, then U-Haul revokes the U-Haul dealership contract. Thus the environment will not suffer due to U-Haul rental business on the site.

Commissioner Ham felt this U-Haul rental business addition to the site will benefit the site and the area. He referenced page 23 of the agenda and was pleased that the amount of cars depicted on the photo will be reduced. Ms. Cranmer stated that picture was obtained from Google Maps prior to their lease. Ms. Cranmer stated their previous landlord praised the use of their site and their sensitivity to the environment.

Commissioner Donley was concerned that having more than one access point creates conflict with the possibility of both driveways needing access at the same time. Ms. Cranmer stated that if there was concern of traffic access, they would install a sign to direct the traffic. She questioned if signs are sufficient or if more is required. Mr. Cranmer stated the south driveway links directly into the yard that larger trucks access so as not to impede traffic on Eight Street.

Commissioner Donley suggested they be conscious of the streamside. Mr. Cranmer stated their lease has restricted oil changes from occurring on the property and they are conscious of the environment.

Commissioner Henninger appreciated their thorough and concise presentation.

Commissioner Gonzalez inquired of the asphalt paving west of the fence and south of the ditch. Mr. Cranmer stated the area paved will be from the gate going north where the U-Haul storage will occur.

CITIZENS IN FAVOR/OPPOSITION

None

APPLICANT REBUTTAL

None

DECISION OF THE PLANNING COMMISSION

Commissioner Donley appreciated a Conditional Use option for this use given sanitary sewer limitations. He suggested installing chain link fence inserts to limit the view until they install a wood fence. He struggled with two access points next to each other being allowed by City Engineering. He felt one 32-foot-wide access should be allowed. He found the application met the conditional use review criteria.

Commissioner Shonkwiler was concerned with expanding the use approved in 1991 that could possibly exacerbate traffic and vehicle maneuvering along Eighth Street. He felt this application does not comply with the conditional use review criteria and objected to expanding the use.

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Commissioner Markewich felt this application is appropriate for this site given the use limitations, especially with the new tenants cleaning up the site.

Commissioner Sparks referenced the conditional use review criteria and was concerned with the Intent of Zoning Code to promote public health, safety and general welfare.

Mr. Smith stated the Planning Commission needs to judge how to interpret the Code, and staff could provide justification of application of that code section. Mr. Tefertiller stated that it is a broad criteria depending upon the broad type of uses the Planning Commission decides upon. He found the review criteria were met based upon utilization of a property right consistent with the zone that provides a service that is needed.

Commissioner Sparks found that the intent of the Zoning Code compared a cement plant that would be incompatible next to residential uses. Yet, she felt this site met the intent of the Zoning Code with a less intense use compared with the previous use and difficulty of finding a site to accommodate their business. This is the best case for this property. She left the traffic access decision up to the City Traffic Engineering experts.

Commissioner Walkowski found the neighborhood is not injured and meet the intent of the Zoning Code, and met the Comprehensive Plan focus for this unique site. He agreed that access could be consolidated, but left that decision to City Engineering. He supported the application.

Commissioner Henninger felt the City could've assisted the applicant with traffic mitigation instead of the applicant having to install signage to direct traffic out of the driveways. He supported the application.

Commissioner Gonzalez stated that if this were a proposed convenience store, he'd request consolidation of driveways. Yet, one or two trips per day into this site would not exacerbate the traffic issues. He found it met the Comprehensive Plan objectives and the conditional use review criteria.

Commissioner Shonkwiler suggested reestablishing only one access point as shown on the 1991 plan.

Commissioner Gonzalez stated that Eighth Street underwent a substantial traffic review during the late 1990s, and the City found that the existing curb cuts were safe.

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 5-File No. CPC CU 14-00028**, the conditional use development plan based upon the finding that the plan complies with the criteria in City Code Sections 7.3.508, 7.5.704 and 7.5.502.E and is subject to compliance with the following technical and informational plan modifications:

Technical and Informational Modifications to the Conditional Use Development Plan:

1. Add the file number to the bottom right-hand corner of the plan.
2. Ensure that the plan is produced at a standardized scale.
3. Update the plan data to include all the required information including: project name, property owner information, applicant information, and the tax schedule number.

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4. Relocate the southwestern-most parking stall to minimize potential conflicts with vehicles entering the site.
5. Illustrate the paving of the auto rental (truck and trailer) display area with asphalt.
6. Add the required streamside criteria and responses to the plan itself; this can be accommodated via a second or third plan sheet.
7. Add the required streamside overlay data such as the name of the creek, the toe of the bank, and the percent impervious surface within the overlay.
8. Add a note to the plan reading: any redevelopment of the site beyond the uses shown on the conditional use development plan will require the construction of the public sidewalk along the property's S. 8th St. frontage.
9. Revise the plan to add landscaping near the property's northwestern corner to screen the auto/truck rental display area while also adhering to Colorado Springs Utilities standards for landscaping near overhead electrical facilities.

Motion carried 8-1 (Commissioner Shonkwiler opposed).

April 17, 2014
Date of Decision



Edward Gonzalez, Planning Commission Chair

City Planning Commission April 17, 2014

CPC CU 14-00028

801 S. 8th St. Tow Yard & Auto Rental

Background

- Located on the east side of S. 8th St.
 - South of Wal-Mart
 - North of Motor City Dr.
 - Adjacent to Bear Creek
- Property zoned C6/SS
- Lot size = 32,500 sf
- Fencing & temporary office are the only improvements
- Prior approvals for RV/auto storage

801 S. 8th St.



Proposal

- Add U-Haul truck/trailer rental to the site
 - Conditional Use necessary due to the Streamside Overlay Zone
 - Tow yard use allowed via past approvals and existence prior to Streamside Overlay
- Some improvements are required
 - Paving truck display area
 - Fencing improvements
 - Parking improvements
- Overhead Electric affects streamside

Streamside

- Many of the typical streamside issues are moderated by
 - Condition of the stream
 - Relatively low quality riparian area
 - Near functional separation – large culverts
 - Overhead electric transmission lines
 - Restrictions to area below lines affect landscaping and other typical streamside issues

Conditional Use Criteria

- Protect surrounding neighborhood
- Intent of the zoning code
- Intent of the comprehensive plan

Staff finds that all three criteria are met once technical modifications are complete

Recommendation

- Approve the conditional use, with technical modifications based, on the fact that the application substantially complies with the required criteria and standards.
 - Technical Modifications listed in Staff report

Questions?

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Items moved to end of agenda:

COMMUNICATIONS CALENDAR

Selection of Downtown Review Board Representative

Commissioner Gonzalez will continue as the Planning Commission representative until City Council confirms appointment of a new member.

Commissioner Donley expressed his hope that Commissioner Walkowski would be interested in serving on the Downtown Review Board.

Commissioner Walkowski stated he would be interested because his office chose their downtown site 18 years ago, and he is still concerned with the downtown area.

Commissioner Donley was interested, but volunteered to participate in the Comprehensive Plan update and felt he should limit his involvement.

Moved by Commissioner Shonkwiler, seconded by Commissioner Markewich, to nominate Commissioner Walkowski as the Planning Commission representative to serve on the Downtown Review Board. Motion carried 8-0 (Commissioner Walkowski abstained).

Parks Master Plan Task Force Representative

Commissioner Sparks filled in during the last meeting, and announced the next meeting is June 25. The Parks meetings occur approximately once each quarter and last for two hours. She currently sits on the County Park Board and is familiar with park regulations.

Commissioner Donley appreciated her attendance during the last meeting and asked if she'd like to participate further. She agreed.

Commissioner Henninger felt Commissioner Sparks would be a good fit and withdrew his interest.

Moved by Commissioner Shonkwiler, seconded by Commissioner Phillips, to nominate Commissioner Sparks as the Planning Commission representative on the Parks Master Plan Task Force. Motion carried 9-0.

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Edward Gonzalez, Planning Commission Chair