

# CITY PLANNING COMMISSION

## PRELIMINARY AGENDA

DATE: Thursday, June 18, 2015

TIME: 8:30 a.m.

PLACE: City Hall Council Chambers  
107 North Nevada Avenue  
Colorado Springs, CO 80903

NOTE: ***ITEMS WILL NOT BE HEARD IN THE SEQUENCE LISTED BELOW.** The hearing order will be finalized approximately five (5) business days prior to the hearing date and available online at: <https://coloradosprings.legistar.com/Calendar.aspx>*  
*If you have questions, please contact the City of Colorado Springs Land Use Review Division at (719) 385-5356 and reference the file number listed below.*

<p><b>FILE NO.:</b> <b>CPC PUZ 14-00124</b> (Quasi-Judicial)</p> <p><b>FILE NO.:</b> <b>CPC PUD 06-00108-A7MJ14</b> (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b> 5307000020</p> <p><b>PLANNER:</b> Meggan Herington</p>	<p>Request by William Guman &amp; Associates Ltd, on behalf of Wolf Ridge Development Co LLP, for approval of the following development applications:</p> <ol style="list-style-type: none"> <li>1. A zone change from A/AO (Agriculture with Airport Overlay) to PUD/AO (Planned Unit Development; Single-Family Residential, 3.85 Dwelling Units per Acre, 35 foot maximum building height with Airport Overlay),</li> <li>2. The Dublin North Phase 8 Development Plan illustrates an addition of 105 single-family detached residential lots to the Dublin North development along with public roads, easements, landscape and open space areas.</li> </ol> <p>The site consists of 27.305 acres and is located south of Wolf Ridge Road and east of Templeton Gap Road.</p>
<p><b>FILE NO.:</b> <b>AR NV 14-00691-AP</b> (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b> 7412103048</p> <p><b>PLANNER:</b> Rachel Teixeira</p>	<p>An appeal by Pam Hamamoto, property owner of 1217 E. High Point Lane, regarding the administrative approval for a nonuse variance request for a ten (10) foot front yard setback where twenty-five (25) feet is required. This nonuse variance request approved the construction for a single family residence located at 1225 E. High Point Lane. The property is zoned R-1 9000/HS (Single Family Residential with Hillside Overlay), consists of 0.26 acres and is situated northeast of Mesa Avenue and Uintah Street.</p>

<p><b>FILE NO.:</b> <b>CPC UV 15-00029</b> (Quasi-Judicial)</p> <p><b>CPC NV 15-00043</b> (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b> 6308300006</p> <p><b>PLANNER:</b> Steve Tuck</p>	<p>A request by Colton Johnson on behalf of the John and Patricia Withers Trust for consideration of the following applications:</p> <ol style="list-style-type: none"> <li>1. A use variance to allow a kennel (dog daycare facility with outdoor exercise areas and no overnight care) in the PIP-2 (Planned Industrial Park) zone.</li> <li>2. A nonuse variance to Section 7.4.203.A of the City Code to allow 0 parking spaces on site where the requirement is for 1 parking space for the office.</li> </ol> <p>The project name is Under the Sun Doggie Daycare and the property consists of 2.06 acres and is located at 790 Dublin Boulevard.</p>
<p><b>FILE NOS.:</b> <b>CPC PUZ 15-00031</b> (Quasi-Judicial)</p> <p><b>CPC PUP 15-00032</b> (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b> 6425204002</p> <p><b>PLANNER:</b> Lonna Thelen</p>	<p>A request by Aeroplaza Fountain LLC for approval of the following development applications:</p> <ol style="list-style-type: none"> <li>1. A zone change from PBC/cr/AO (Planned Business Center with a condition of record and airport overlay) to PUD/AO (Planned Unit Development with an airport overlay).</li> <li>2. A concept plan for an 80 unit, small lot single family development (Village at Aeroplaza). The property is proposed to be zoned PUD (Planned Unit Development).</li> </ol> <p>The property is located northeast of Fountain Boulevard and Aeroplaza Drive and consists of 14.02 acres.</p>