



City of Colorado Springs

Regular Meeting Agenda - Final City Council

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

City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event.

Tuesday, October 24, 2017

1:00 PM

Council Chambers

1. Call to Order

2. Invocation and Pledge of Allegiance

3. Changes to Agenda/Postponements

4. Consent Calendar

These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)

4A. Second Presentation:

4A.A. [17-1197](#) Ordinance No. 17-97 adopting the South Nevada Urban Renewal Area Streetscape Standards (Legislative)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department

Jariah Walker, Executive Director, Colorado Springs Urban Renewal Authority

Attachments:

[ORD_S Nevada Streetscape](#)

[S Nevada Streetscape Council Formal 101017](#)

[Exhibit A -- Figure 1](#)

[Figure 2](#)

4B. First Presentation:

4B.A. [17-1298](#) City Council Regular Meeting Minutes October 10, 2017

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [10-10-2017 City Council Regular Meeting Minutes Final](#)**4B.B. [17-1302](#)** Appointments to Boards and Commissions

Presenter:

Jacquelyn Puett, Assistant to Council

Attachments: [102417 Boards and Commissions Final](#)**4B.C. [12-1273](#)** A Resolution Accepting a Donation of Real Property Consisting of Approximately 12.867 Acres from Cloud Family Partnership, LLLP to the City of Colorado Springs

Presenter:

Brian Kelley, P.E. City Water Resources Engineering Programs Manager

Attachments: [Resolution Accepting Donation of Cloud Property 09-28-17](#)[Legal Description - Cloud - Exhibit A and B](#)[Exhibit C](#)**4B.D. [17-1274](#)** A Resolution Accepting a Donation of Real Property Consisting of Approximately 4.141 Acres and 0.695 Acres from Dynamic Sciences, Inc. to the City of Colorado Springs

Presenter:

Brian Kelley, P.E., City Water Resources Engineering Programs Manager

Attachments: [Resolution Accepting Donation of Dynamic Sciences Property 09-28-17](#)[Legal Description - Dynamic Parcel 1 Exhibit A-1 B-1](#)[Legal Description - Dynamic Parcel 2 Exhibit A-2 B-2](#)[Exhibit C](#)

4B.E. [CPC ZC
17-00075](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 16.85 acres located at 1935, 1955, 1975, 1995, and 2015 Aerotech Drive from C6/CR/AO (General Business with Conditions of Record and Airport Overlay) and PBC/CR/AO (Planned Business Center with Conditions of Record and Airport Overlay) to C6/CR/AO (General Business with Conditions of Record and Airport Overlay).

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Department
Peter Wysocki, Director of Planning and Community Development

Attachments:

[ZC Ord Aerotech RV](#)
[EXHIBIT A - Legal Description](#)
[EXHIBIT B - zone change depiction](#)
[Vicinity Map](#)
[CPC Staff Report Aerotech RV](#)
[FIGURE 1 - Development Plan](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - Ordinance 97-90](#)
[FIGURE 4 - Ordinance 96-120](#)
[7.5.603 Findings - ZC req CA](#)

4B.F. [CPC DP
17-00076](#)

Aerotech RV Park and Mini-Storage Development Plan illustrating an RV park and mini-storage facility on 16.85 acres located at 1935, 1955, 1975, 1995, and 2015 Aerotech Drive.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Department
Peter Wysocki, Director of Planning and Community Development

Attachments:

[FIGURE 1 - Development Plan](#)
[7.5.502.E Development Plan Review](#)

4B.G. [CPC MP
86-520-A2MJ
17](#)

Major Amendment of the Bradley Ranch Master Plan changing the land use designations for a 120-acre master planned area to remove the commercial land use category and establish Residential Very Low (0-1.99 Dwelling Units per Acre) and Residential Low (2-3.49 Dwelling Units per Acre) categories.

(Legislative)

Presenter:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

Attachments:

[RES Bradley Ranch Master Plan Amendment](#)

[RES-Exhibit A - Master Plan](#)

[Vicinity Map](#)

[BradleyRanch CC StaffPresentation](#)

[CPC Report BradleyRanch](#)

[FIGURE-1 PUZ Exhibit](#)

[FIGURE-2 PUD Development Plan](#)

[FIGURE-3 ProjectStatement](#)

[FIGURE-4 PublicComments](#)

[FIGURE-5 MasterPlan](#)

[FIGURE-6 FiscallImpactAnalysis](#)

[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

4B.H. [CPC PUZ
17-00002](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 120 acres located southeast of the Old Ranch Road and Milam Road intersection from PUD/PBC/PK/A/cr (Planned Unit Development/Planned Business Center/Public Park/Agricultural with Conditions of Record) to PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 Dwelling Units per Acre, and Maximum Building Height of 35 feet).

(Quasi-Judicial)

Presenter:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

Attachments:

[ZC_Ord_Bradley Ranch](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change Exhibit](#)

[FIGURE-1 PUZ Exhibit](#)

[7.5.603 Findings - ZC req_CA](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

4B.I. [CPC PUD
17-00003](#)

Bradley Ranch PUD Development Plan for 120 acres to be developed as single-family residential consisting of 358 single-family detached lots and associated site improvements, located southeast of the Old Ranch Road and Milam Road intersection between the future alignment of Union Boulevard and Black Forest Road.

(Quasi-Judicial)

Presenter:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

Attachments:

[FIGURE-2 PUD Development Plan](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

- 4B.J.** [CPC MPA
05-00278-A4
MN17](#) Northgate Master Plan minor amendment changing the land use designation of 7 acres from I/O (Office-Industrial Park/Research & Development) to MF (Multi-Family).

(Quasi-Judicial)

Presenter:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

Attachments: [OracleBlvdTownhomes_CC_StaffPresentation](#)
[CPC Report OracleBlvdTownhomes](#)
[FIGURE-1_ZC Exhibit](#)
[FIGURE-2 Concept Plan](#)
[FIGURE-3_ProjectStatement](#)
[FIGURE-4 MasterPlan](#)
[Vicinity Map](#)
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

- 4B.K.** [CPC ZC
17-00098](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 7 acres located southeast of the Sybilla Lane and Oracle Boulevard intersection from OC/cr (Office Complex with Conditions of Record) to OC (Office Complex).

(Quasi-Judicial)

Presenter:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

Attachments: [ZC Ord Oracle Townhomes](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Zone Change Exhibit](#)
[FIGURE-1_ZC Exhibit](#)
[7.5.603 Findings - ZC req CA](#)

- 4B.L.** [CPC CP
17-00099](#) Oracle Boulevard Townhomes concept plan for 7 acres to be developed as multi-family residential consisting of 73 townhome units and associated site improvements, located southeast of the Sybilla Lane and Oracle Boulevard intersection.

(Quasi-Judicial)

Presenter:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

Attachments: [FIGURE-2_Concept Plan](#)
[7.5.501.E Concept Plans](#)

5. Recognitions

6. Citizen Discussion

7. Mayor's Business

8. Items Called Off Consent Calendar

9. Utilities Business

- 9.A.** [17-1266](#) A resolution setting the Electric Cost Adjustment and Electric Capacity Charge effective November 1, 2017

Presenter:

Sonya Thieme, Rates Manager
Jerry A. Forte, P.E., Chief Executive Officer

Attachments: [10-24-2017 City Council Agenda-ECA ECC Rate Adj.pdf](#)

- 9.B.** [17-1267](#) A resolution setting the Gas Cost Adjustment and Gas Capacity Charge effective November 1, 2017

Presenter:

Sonya Thieme, Rates Manager
Jerry A. Forte, P.E., Chief Executive Officer

Attachments: [10-24-2017 City Council Agenda-GCA GCC Rate Adj.pdf](#)

- 9.C. [17-1268](#) An Ordinance Identifying and Accepting the Annual Sources of Funds for Colorado Springs Utilities for the Year Ending December 31, 2018

Scott Shewey, Interim Chief Planning and Finance Officer
Jerry Forte, P.E., Chief Executive Officer

Attachments: [2018 Appropriation Accept Source Funds Ord-Revised.docx](#)

- 9.D. [17-1269](#) An Ordinance Approving the Annual Budget for Colorado Springs Utilities and Appropriating Monies for the Several Purposes Named in the Annual Colorado Springs Utilities Budget for the Year Ending December 31, 2018

Presenter:

Scott Shewey, Interim Chief Planning and Finance Officer
Jerry Forte, P.E., Chief Executive Officer

Attachments: [2018 Annual Budget Formal Ord-Revised.docx](#)
[10242017 - City Council Budget Presentation ss-jm.pptx](#)

10. Unfinished Business

11. New Business

- 11.A. [17-1083](#) Approval of the Proposed 2018 Operating Plan and Budget for the Greater Downtown Colorado Springs Business Improvement District

Presenter:

Carl Schueler, Comprehensive Planning Manager

Attachments: [Greater Downtown BID Submittal to City \(2\)](#)

- 11.B. [17-1084](#) Approval of the Proposed 2018 Operating Plan and Budget for the Barnes & Powers North Business Improvement District

Presenter:

Carl Schueler, Comprehensive Planning Manager

Attachments: [2018 Operating Plan- Barnes and Powers North BID](#)

- 11.C. [17-1086](#) Approval of the Proposed 2018 Operating Plan and Budget for the Barnes & Powers South Business Improvement District

Presenter:

Carl Schueler, Comprehensive Planning Manager

Attachments: [2018 Operating Plan and Budget- Barnes and Powers South BID](#)

- 11.D. [17-1087](#) Approval of the Proposed 2018 Operating Plan and Budget for the Briargate Center Business Improvement District
- Presenter:
Carl Schueler, Comprehensive Planning Manager
- Attachments:** [2018 Operating Plan and Budget-Briargate Center BID](#)
- 11.E. [17-1088](#) Approval of the Proposed 2018 Operating Plan and Budget for the Creekwalk Marketplace Business Improvement District
- Presenter:
Carl Schueler, Comprehensive Planning Manager
- Attachments:** [Creekwalk Marketplace Business Improvement District - 2018 Operating Plan a](#)
- 11.F. [17-1089](#) Approval of the Proposed 2018 Operating Plan and Budget for the First and Main Business Improvement District
- Presenter:
Carl Schueler, Comprehensive Planning Manager
- Attachments:** [2018 Operating Plan and Budget- First and Main BID](#)
- 11.G. [17-1090](#) Approval of the Proposed 2018 Operating Plan and Budget for the First and Main Business Improvement District 2
- Presenter:
Carl Schueler, Comprehensive Planning Manager
- Attachments:** [2018 Operating Plan and Budget- First and Main BID No. 2](#)
- 11.H. [17-1091](#) Approval of the Proposed 2018 Operating Plan and Budget for the First and Main North Business Improvement District
- Presenter:
Carl Schueler, Comprehensive Planning Manager
- Attachments:** [2018 Operating Plan and Budget- First and Main North BID](#)
- 11.I. [17-1092](#) Approval of the Proposed 2018 Operating Plan and Budget for the Interquest North Business Improvement District
- Presenter:
Carl Schueler, Comprehensive Planning Manager
- Attachments:** [2018 Operating Plan and Budget- Interquest North BID](#)

- 11.J. [17-1093](#) Approval of the Proposed 2018 Operating Plan and Budget for the Interquest South Business Improvement District

Presenter:
Carl Schueler, Comprehensive Planning Manager

Attachments: [Interquest South Business Improvement District - 2018 Operating Plan and Bud](#)

- 11.K. [17-1094](#) Approval of the Proposed 2018 Operating Plan and Budget for the Powers & Woodmen Commercial Business Improvement District

Presenter:
Carl Schueler, Comprehensive Planning Manager

Attachments: [REVISED 2018 Operating Plan and Budget- Powers and Woodmen Commercie](#)

- 11.L. [17-1236](#) Approval of the Proposed 2018 Budget for the Colorado Springs Downtown Development Authority

Presenter:
Carl Schueler, Comprehensive Planning Manager

Attachments: [DDA 2018 Prelim Budget Submittal to City](#)

- 11.M. [17-1254](#) An ordinance excluding certain property from the Interquest South Business Improvement District. (Legislative Item)

(Legislative)

Presenter:
Conrad Olmedo, Comprehensive Planner II, Planning & Community Development
Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Attachments: [Ordinance](#)
[Exhibit A Petition for Exclusion of Property-cleaned](#)
[Exhibit B Notice of Exclusion 10-9-17 Worksession](#)
[Petitioner's Letter re-Exclusion of Property](#)
[10.09.17 InterquestBID WorkSession PowerPoint](#)

- 11.N. [17-1253](#) Authorization of Interquest South Business Improvement District to issue up to \$4,000,000 in debt as Limited Property Tax and Public Improvement Fee Revenue Bonds. (Legislative Item)

Presenter:

Conrad Olmedo, Comprehensive Planner II, Planning & Community Development
Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Attachments:

[City Council Resolution](#)
[Development Projection](#)
[District Bond Resolution](#)
[Draft District Bond Opinion](#)
[FINAL PROJECT VALUE 9-05-2017](#)
[Indenture of Trust ISBID](#)
[Letter re Prop. Tax an PIF Bonds](#)

- 11.O. [17-1255](#) An ordinance organizing the Interquest Town Center Business Improvement District and appointing an initial Board of Directors. (Legislative Item)

Presenter:

Conrad Olmedo, Comprehensive Planner II, Planning and Community Development
Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Attachments:

[Ordinance](#)
[Exhibit A- Petition for Organization](#)
[Exhibit B- ITCBID Notice Hearing on Petition](#)
[Exhibit C- Interquest Town Center BID Operating Plan and Budget--Redline-cle:](#)
[Exhibit D- SpecialDistrictPolicyJan06](#)
[Ltr to City of CSprings - Submittal of OP Budget Petition-cleaned-cleaned](#)

- 11.P. [17-1275](#) A resolution expressing Colorado Springs City Council's support for Issue 3E on the November 7, 2017 ballot, relating to a mill levy for Colorado Springs School District 11

Presenter:

Councilmember Bill Murray

Attachments:

[102417 RESOLUTION SUPPORT FOR D11](#)

12. Public Hearing

- 12.A. [CPC SWP 16-00155](#) An appeal of City Planning Commission approval of a Subdivision Waiver from subdivision design standards allowing primary residential access from an alley for three duplex buildings on lots zoned R-2 (Two-Family Residential) located at 543 Robbin Place.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Department
Peter Wysocki, Director of Planning and Community Development

Attachments:

[EXHIBIT 1_appeal request](#)

[EXHIBIT 2 - alley right-of-way](#)

[20' wide alley - Robbin PI - CC Powerpoint - LT](#)

[Vicinity Map](#)

[Robbin PI - CC Powerpoint - LT](#)

[Staff Report - CPC SWP 16-00155; CPC PFP 16-00156; CPC NV 17-00141 \(R](#)

[EXHIBIT 2_postponement request FW_August 22nd City Council Meeting appe](#)

[FIGURE 1A.rev - Preliminary Plat](#)

[FIGURE 1B - Final Plat](#)

[FIGURE 2 - Project Statement](#)

[FIGURE 3 - emails](#)

[FIGURE 4 - Letters](#)

[FIGURE 5 - Appeal Letter](#)

[FIGURE 6 - OWN letter](#)

[FIGURE 7 - CGS Recommendations](#)

[FIGURE 8.rev - Geological Hazard Investigation](#)

[FIGURE 9 - Survey Ltr for Admin Relief](#)

[7.7.1302 Waiver of Subdivision Dev](#)

[CPC July 20 2017 543 Robbins Place Minutes](#)

- 12.B. [AR NV
17-00141](#) An appeal of City Planning Commission approval of a Non-Use Variance to allow for a reduced 50-foot minimum lot width standard in the R-2 (Two-Family Residential) zone district for three (3) duplex units located at 543 Robbin Place.

(Quasi-Judicial).

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Department
Peter Wysocki, Director of Planning and Community Development

Attachments: [FIGURE 1A.rev - Preliminary Plat](#)
[7.5.802 Nonuse Variance](#)

- 12.C. [CPC PFP
16-00156](#) An appeal of City Planning Commission approval of a Preliminary and Final Plat to create six (6) lots for the development of three (3) duplex buildings located at 543 Robbin Place.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Department
Peter Wysocki, Director of Planning and Community Development

Attachments: [FIGURE 1A.rev - Preliminary Plat](#)
[FIGURE 1B - Final Plat](#)
[7.7.102 Subdivision Plats Review Criteria](#)
[7.7.204 Preliminary Plat Req - Subdivision Plats Review Criteria](#)
[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

13. Added Item Agenda

14. Executive Session

15. Adjourn