



WORK SESSION ITEM

COUNCIL MEETING DATE: April 21 2025

TO: President and Members of City Council

FROM: Sarah B. Johnson, City Clerk

SUBJECT: Agenda Planner Review

The following agenda items have been proposed for the regularly scheduled Work Session and Regular Meetings on May 12 & 13 and 27, 2025.

Items scheduled to appear under “Items for Introduction” on Work Session agendas will generally appear on the Regular Meeting agenda two weeks later, unless otherwise directed by the City Council President based on staff request or City Council consensus.

Work Session Meeting – May 12, 2025

Presentations for General Information

1. Healthspan Business Partners Aging Presentation - Erin Maruzzella, Founder & Managing Partner, Healthspan Business Partners
2. Colorado Springs Chamber and EDC - 2024 year-end Lodgers and Auto Rental Tax (LART) contract update to City Council - Dani Barger, Senior Vice President, Marketing, Communications and Sales Colorado Springs Chamber and EDC
3. Colorado Springs Sports Corp - 2024 year-end Lodgers and Auto Rental Tax (LART) contract update to City Council - Megan Latham, President and CEO, Colorado Springs Sports Corp, Davis Tutt, Director of Sports Tourism & Olympic Engagement, Colorado Springs Sports Corp

Staff and Appointee Reports

1. Agenda Planner Review – Sarah B. Johnson, City Clerk
2. 2024 Land Use Legislation Information and Status Update – Sheila Booth, Planning Manager, Planning Department

Items for Introduction

1. An Ordinance amending section 409 (Appoint Hearing Officers) of Part 4 (Powers and Duties of the City Attorney) of Article 2 (Officers of the City) of Chapter 1 (Administration, Personnel, and Finance) of the Code of the City of Colorado Springs 2001, as amended, pertaining to appointment of Hearing Officers - Rebecca Greenberg, Senior Attorney, City Attorney's Office, Kevin Bruce, Operations Manager and Chief Safety Officer, Public Works Department

Regular Meeting – May 13, 2025

Consent Calendar

1. A Zone Map Amendment (Rezoning) to designate 4.29 acres as Historic Preservation Overlay District (HP-O) located west of North Cascade Avenue and east of Monument Valley Park between West Dale Street and West St Vrain Street. (Quasi-Judicial - 1st Reading to only set public hearing for May 27, 2025) – William Gray, Planner, Planning Department
2. An ordinance vacating a portion of public right-of-way known as Filmore Place consisting of 0.034 acres located north of 2938 Main Street." (Legislative) – Johnny Malpica, Planner, Planning Department

2424 E. Boulder St.

1. A Zone Map Amendment (Rezoning) consisting of 0.39 (16,884 square feet) located at 2024 East Boulder Street from MX-M (Mixed-Use Medium Scale and R-4 (Multi-Family Low) to R-Flex Medium. (Quasi-Judicial - 1st Reading only to set public hearing for May 27, 2025) – William Gray, Planner, Planning Department

First & Main 2 Business Improvement District

1. First & Main 2 Business Improvement District Amended and Restated 2025 Annual Report – Allison Stocker, Planner, Planning Department

Prospect Village - A Tiny House Community

1. An ordinance to amend the zoning map of the City of Colorado Springs consisting of .78 acres (34,048 square feet) located at 3103 North Prospect Street from R-5 (Multi-Family High) to R-Flex High. (Quasi-Judicial) – William Gray, Planner, Planning Department

2. Conditional Use to allow a Tiny House Community in the R-Flex High zone district located at 3103 North Prospect Street. (Quasi-Judicial) – William Gray, Planner, Planning Department
3. A Development Plan for a Tiny House Community consisting of 18 tiny homes, community building, and resident storage building in the R-Flex High zone district consisting of .78 acres (34,048 square feet) located at 3103 North Prospect Street. (Quasi-Judicial) – William Gray, Planner, Planning Department
4. A Development Standards Adjustment to City Code Section 7.3.301.D.1.b(2) to allow a minimum lot area/dwelling unit of 950 square feet where 1,000 square feet or one-and-one half (1-1/2) times the gross floor area of the Tiny House, whichever is larger, is required, located at 3103 North Prospect Street. (Quasi-Judicial) – William Gray, Planner, Planning Department
5. A Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated five (5) feet from any adjacent Residential or Mixed-Use district where ten (10) feet is required located at 3103 North Prospect Street. (Quasi-Judicial) – William Gray, Planner, Planning Department
6. A Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated ten (10) feet from any adjacent public right-of-way where 20 feet is required located at 3103 North Prospect Street. (Quasi-Judicial) – William Gray, Planner, Planning Department
7. A Development Standards Adjustment to City Code Section 7.3.301.D.8 to allow the parking standard for a Tiny Home Community to be one-half (1/2) space per Tiny House where one (1) space per Tiny House is required located at 3103 North Prospect Street. (Quasi-Judicial) – William Gray, Planner, Planning Department
8. A Development Standards Adjustment to City Code Section 7.3.301.D.3(b) to allow a Tiny House to be located six (6) feet from another Tiny House where 10 feet is required located at 3103 North Prospect Street. (Quasi-Judicial) – William Gray, Planner, Planning Department

Sunnyside AA LLC

1. A Zoning Map Amendment (Rezoning) of 0.35 acres located at 1202 North Academy Boulevard that is split zoned R-5: Multi-Family High and MX-M (Mixed-Use Medium Scale) to MX-M (Mixed-Use Medium Scale). (Quasi-Judicial - 1st Reading only to set public hearing for May 27, 2025) – Ethan Shafer, Planner, Planning Department
2. A Zoning Map Amendment (Rezoning) of 0.41 acres located at 1222 North Academy Boulevard that is split zoned R-5: Multi-Family High and MX-M (Mixed-Use Medium

Scale) to MX-M (Mixed-Use Medium Scale). ((Quasi-Judicial - 1st Reading only to set public hearing for May 27, 2025) – Ethan Shafer, Planner, Planning Department

New Business

1. An Ordinance amending Ordinance No. 24-104 (2025 Budget Appropriation Ordinance) for a supplemental appropriation to the Lodgers & Auto Rental Tax (LART) Fund in the amount of \$194,000 for additional projects and events recommended by the LART Citizen Advisory Committee - Charae McDaniel, Chief Financial Officer
2. A Resolution declaring the intent of the City of Colorado Springs, Colorado to carry forward its 2025 allocation of private activity bonds for the purpose of constructing multi-family housing for low-and middle-income families or persons. - Katie Sunderlin, Housing Solutions Manager, Housing and Homelessness Response Department
3. A resolution declaring the intent of the City of Colorado Springs, Colorado to issue its multifamily housing revenue bonds to finance the acquisition, construction, improvement, and equipping of an affordable multifamily housing facility known as Bradley Ridge Apartments - Katie Sunderlin, Housing Solutions Manager, Housing and Homeless Response Department, Aimee Cox, Chief Housing Officer, Housing and Homeless Response
4. An ordinance by the City of Colorado Springs, Colorado authorizing the issuance and delivery of its multifamily housing revenue bonds (Royal Pine Apartments Project), Series 2025 A, in one or more tax-exempt or taxable series in an aggregate amount not to exceed \$60,000,000, for the purpose of financing the acquisition, construction, improvement and equipping of a multifamily housing facility in the City of Colorado Springs, State of Colorado and to pay certain issuance expenses of such bonds; approving and authorizing execution of an indenture of trust, a loan agreement with the borrower, a bond placement agreement, and a tax regulatory agreement with respect to the bonds; making findings and determinations with respect to the project and the bonds; authorizing the execution and delivery of related documents; and repealing all action heretofore taken in conflict herewith. - Katie Sunderlin, Housing Solutions Manager, Housing and Homeless Response, Aimee Cox, Chief Housing Officer, Housing and Homeless Response
5. A Resolution of the City of Colorado Springs approving an Amended and Restated 2025 operating plan and budget for the First & Main 2 Business Improvement District - Allison Stocker, Senior Planner, Planning Department, Kevin Walker, Planning Director, Planning Department

6. A Resolution of the City Council of the City of Colorado Springs, Colorado, Approving the Issuance of Limited Tax General Obligation Bonds by First and Main Business Improvement District No. 2 in an Amount not to Exceed \$1,484,000 - Allison, Senior Planner, Planning Department, Kevin Walker, Director, Planning Department

Work Session Meeting – May 27, 2025

Staff and Appointee Reports

1. Agenda Planner – Sarah B Johnson, City Clerk

Regular Meeting – May 27, 2025

Recognitions

1. A resolution celebrating the month of May 2025 as Archaeology and Historic Preservation

New Business

1. An Ordinance amending section 409 (Appoint Hearing Officers) of Part 4 (Powers and Duties of the City Attorney) of Article 2 (Officers of the City) of Chapter 1 (Administration, Personnel, and Finance) of the Code of the City of Colorado Springs 2001, as amended, pertaining to appointment of Hearing Officers - Rebecca Greenberg, Senior Attorney, City Attorney's Office, Kevin Bruce, Operations Manager and Chief Safety Officer, Public Works Department

Public Hearing

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