



City of Colorado Springs

Regular Meeting Agenda - Final-revised 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, September 24, 2019

10:00 AM

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. [19-486](#)

Ordinance No. 19-60 amending Ordinance No. 18-118 (2019 Appropriation Ordinance) for a supplemental appropriation to the Colorado Springs Airport Capital Improvement Program fund in the amount of \$2,700,000 for Airport Land Development and the Airport Master Plan

Presenter:

Charae McDaniel, Chief Financial Officer

Troy Stover, Assistant Director of Aviation

Attachments:

[8-1-19-Airport Land Development Ordinance-pdf](#)

4A.B. [19-508](#)

Ordinance No. 19-61 of the City of Colorado Springs, Colorado providing for the refunding of certain outstanding Utilities System Revenue Bonds of the City; providing for the extension, betterment, other improvement and equipment of the City of Colorado Springs Utilities System; providing for the issuance and sale of the City of Colorado Springs, Colorado, Utilities System Refunding Revenue Bonds, Series 2019A in an aggregate principal amount not to exceed \$110,000,000, payable solely out of the net revenues to be derived from the operation of the City of Colorado Springs Utilities System; authorizing the execution by the City of a Paying Agent Agreement, a Bond Purchase Agreement and an Official Statement related thereto; and providing other matters relating thereto:

Presenter:

Scott Shewey, Acting Chief Planning and Financial Officer, Colorado Springs Utilities

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments:

[CSU 2019A Bond Ordinance 4834-5197-4812_4](#)

4A.C. [19-398](#)

Ordinance No. 19-62 organizing the MW Retail Business Improvement District and appointing an initial Board of Directors. (Legislative Item)

Presenter:

Peter Wysocki, Director of Planning and Community Development

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development Department

Attachments:

[Ordinance_MWRetailBID](#)

[Exhibit A- 2019 07 12 - Executed Petition for Organization - MW Retail BID\(370\)](#)

[Exhibit B- 2019 08 01 - Notice of Hearing on Petition for Organization - MW Ret](#)

[Exhibit C- Final 2019-2020 Operating Plan - MW Retail BID](#)

[Exhibit D- Special District Policy](#)

- 4A.D.** [CPC PUZ
19-00032](#) Ordinance No. 19-63 amending the zoning map of the City of Colorado Spring pertaining to 0.63 of an acre located at the northeast corner of South Sierra Madre Street and West Fountain Boulevard from M-1 (Light Industrial) to PUD (Planned Unit Development: Multi-Family Residential, 28 dwelling units per acre, maximum building height of 14-feet).

(Quasi-Judicial)

Related file: CPC PUD 19-00033

Presenter:

Peter Wysocki, Director, Planning and Community Development
Matthew Fitzsimmons, Planner II, Urban Planning Division

Attachments: [ZC_ORD_WorkingFusion](#)
[Exhibit A](#)
[Exhibit B](#)

4B. First Presentation:

- 4B.A.** [19-581](#) City Council Regular Meeting Minutes September 10, 2019

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [9-10-2019 City Council Meeting Minutes Final.pdf](#)

- 4B.B.** [19-582](#) Appointments to Boards and Commissions

Presenter:

Jacquelyn Puett, Assistant to Council

Attachments: [Boards and Commissions.pdf](#)

- 4B.C.** [19-510](#) A resolution authorizing the disposal of surplus, City-owned property to JVKHE-2, LLC, ("Purchaser") as the one logical, potential purchaser.

Presenter:

Greg Phillips, Director of Aviation, Colorado Springs Airport

Attachments: [Exhibit A-Approved Concept Plan-Peak Innovation Park 121818](#)
[Exhibit B-2019.08.20 Hotel Site\(s\) Exhibit](#)
[Hotel Letter of Support...8.28.19.pdf](#)
[Exhibit C - FAA Instrument of Release.pdf](#)
[8-28-19 - Marriott Backup Memo.docx](#)
[8-28-19 - Resolution for Marriott Hotel 6 acres.docx](#)

4B.D. [CPC ZC
18-00083](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 4.77 acres located southwest of East Fountain Boulevard and Alvarado Drive from OC/PBC/cr/AO (Office Complex and Planned Business Center with conditions of record and Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay).

(QUASI-JUDICIAL)

Related Files: CPC ZC 18-00083, and CPC DP 18-00084

Presenter:

Peter Wysocki, Director of Planning and Community Development
Rachel Teixeira, Planner II, Planning and Community Development

Attachments:

[ZC_ORD_FountainSelfStorage](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Zone Change](#)
[Fountain Vicinity Map](#)
[Figure 3 - Development Plan](#)
[CPC Staff Report Fountain Self Storage](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Zoning Exhibit](#)
[Powerpoint for Fountain Self Storage](#)
[Figure 4 - PlanCOS](#)
[Figure 5 - Land Uses](#)
[7.5.603.B Findings - ZC](#)
[CPC Minutes FountainSelfStorage](#)

4B.E. [CPC DP
18-00084](#)

A development plan for Fountain Self-Storage illustrating a mini-warehouse facility on 4.77 acres located southwest of East Fountain Boulevard and Alvarado Drive.

(QUASI-JUDICIAL)

Related Files: CPC ZC 18-00083, and CPC DP 18-00084

Presenter:

Peter Wysocki, Director of Planning and Community Development
Rachel Teixeira, Planner II, Planning and Community Development

Attachments:

[Figure 3 - Development Plan](#)
[7.5.502.E Development Plan Review](#)
[Powerpoint for Fountain Self Storage](#)

5. Recognitions

5.A. [19-518](#) A Proclamation Honoring Arts Month

Presenter:
Tom Strand, Council Member

Attachments: [Arts Month Proclamation 2019 - FINAL](#)

5.B. [19-519](#) Proclamation in Honor of the 6th Annual Creek Week

Presenter:
Jill Gaebler, City Council Member

Attachments: [Creek Week 2019 - FINAL](#)

5.C. [19-526](#) Resolution to Support October 2019 as Fire Prevention Month in the City of Colorado Springs

Attachments: [2019 Fire Prevention Month Resolution](#)

6. Citizen Discussion

7. Mayor's Business

8. Items Called Off Consent Calendar

9. Utilities Business

10. Unfinished Business

11. New Business

- 11.A. [19-396](#) A resolution approving a service plan allowing for the creation of the Stadium Metropolitan District.

(Legislative)

Presenter:
Peter Wysocki, Director of Planning and Community Development

Carl Schueler, Planning Manager- Comprehensive Planning, Planning & Development Department

Attachments:

[Resolution](#)

[Exhibit - 2019 07 02 - Service Plan - Stadium MD](#)

[Attachment 1- 2019 07 02 - Service Plan Transmittal Letter - Stadium MD](#)

[Attachment 2- 2019 08 05 - Redline Comparison Service Plan - Stadium MD](#)

[Attachment 3- Switchbacks - Cash flow forecast](#)

[Attachment 4- Weidner Stadium - Revenues and Expenses at Normalized Oper.](#)

[Attachment 5- 8-19-19 Budget Committee STADIUM PRESENTATION](#)

[PowerPoint](#)

- 11.B. [19-397](#) A Resolution approving a service plan allowing for the creation of the Chapel Heights Metropolitan District

(Legislative)

Presenter:
Peter Wysocki, Director of Planning and Community Development

Carl Schueler, Planning Manager- Comprehensive Planning, Planning and Development Department

Attachments:

[resolution](#)

[Exhibit A- 2019 07 02 - Service Plan - Chapel Heights MD](#)

[Attachment 1- 2019 07 02 - Transmittal Letter - Chapel Heights MD](#)

[Attachment 2- 2019 07 02 - Redline Comparison Service Plan - Chapel Heights](#)

[Attachment 3- Chapel Heights MD Cost Estimates](#)

[Attachment 4- Opportunity Zone Highlights](#)

[Chapel Heights PowerPoint](#)

- 11.C. [19-577](#) A resolution approving and authorizing the Mayor to execute and administer the Intergovernmental Agreements between the City of Colorado Springs and the Colorado Department of Transportation for the construction management and the maintenance and operations obligations associated with the extension of State Highway 21 between I-25 Expressway and Voyager Parkway.

Presenter:

Travis Easton, P.E., Director of Public Works

Attachments:

[PW-SH21PowersTol-25RES-2019-09-11](#)

[Exhibit A CDOT R2-22057-IGA SH 21 from I-25 to Powers Const. Mgt. Execs re](#)

[Exhibit B CDOT R2-IGA-22057 CO Spgs SH21 I-25 to Voyager Maintenance E](#)

[Powers Ext. to Council](#)

- 11.D. [19-578](#) A resolution approving and authorizing the Mayor to execute and administer the Intergovernmental Agreement between the City of Colorado Springs and the Copper Ridge Metropolitan District for the construction oversight, construction management and certain maintenance and operations obligations associated with the extension of State Highway 21 between I-25 Expressway and Voyager Parkway

Presenter:

Travis Easton, P.E., Director of Public Works

Attachments:

[PW-IGA CityCopperRidgeDistrictRES-2019-09-11](#)

[Exhibit A City-District IGA \(9-11-19\)\(Clean version\)](#)

- 11.E. [19-425](#) An ordinance amending Chapter 7 of the Code of the City of Colorado Springs pertaining to the occupancy and density of short term rental units

Presenter:

Morgan Hester, Principal Planner

Peter Wysocki, Director of Planning and Community Development

Attachments:

[Recommended STR Ordinance](#)

[CC Presentation - STR Update 9-24-19](#)

[EXHIBIT 1 - OCC 5-Lot Spacing Scenario](#)

[EXHIBIT 2 - One Per Block Face Scenario](#)

[EXHIBIT 3 - 500' Cheyene Blvd](#)

[EXHIBIT 4 - 500' Broadmoor Bluffs](#)

[EXHIBIT 5 - 500' Holland Park](#)

[STR ORD - Block Face](#)

[STR ORD - 500' Spacing](#)

12. Public Hearing

- 12.A.** [CPC V](#)
[19-00065](#) An ordinance vacating a public right-of-way described as a portion of Tejon Place and the adjacent ten foot alleys south of E. Navajo St. and east of S. Tejon St. within the Maddock's Addition to Ivywild and the Williamson's Addition to Ivywild consisting of 0.104 acres.

Presenter:

Peter Wysocki, Director, Planning and Community Development
Department
Ryan Tefertiller, Manager, Urban Planning Division

Attachments:

[V_ROW_ORD_IvywildHotelAlley](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Vacation Plat](#)
[Ivywild Hotel Alley Vacation Council Presentation 092419](#)
[7.7.402.C Vacation Procedures](#)

- 12.B.** [CPC A](#)
[13-00004R](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as the Church for All Nations Annexation.
(Legislative)

Related Files: CPC A 13-00004, CPC A 13-00004R, CPC PUZ
13-00138, CPC PUP 13-00139

Presenter:

Katie Carleo, Principal Planner, Planning and Development
Peter Wysocki, Planning and Community Development Director

Attachments:

[RES_FindingsofFact_ChurchofAllNations](#)
[Exhibit A CFAN Annexation Legal](#)
[Exhibit B CFAN Annexation Agreement](#)
[Clerk Affidavit-signed](#)
[Planner Affidavit-signed](#)
[Surveyor Affidavit-signed](#)

12.C. [CPC A
13-00004](#)

An ordinance annexing into the City of Colorado Springs that area known as the Church for All Nations Annexation consisting of 52.78 acres.
(Legislative)

Related Files: CPC A 13-00004, CPC A 13-00004R, CPC PUZ 13-00138, CPC PUP 13-00139

Presenter:

Katie Carleo, Principal Planner, Planning and Development
Peter Wysocki, Planning and Community Development Director

Attachments:

[ORD Annex ChurchForAllNations](#)
[EXHIBIT A CFAN Annexation Legal Vicinity](#)
[FIGURE 1cc CFAN Annexation Agreement-signed](#)
[FIGURE 2cc CFAN BOR Letter of Assent 6.6.19](#)
[FIGURE 3cc Fiscal Impact Analysis.CFAN](#)
[Staff Presentation CFAN Annexation CC 9.24.19](#)
[CPC Staff Report CFAN Annexation KAC](#)
[FIGURE 1 Project Statement](#)
[FIGURE 2 Annexation Plat](#)
[FIGURE 3 Enclave Areas](#)
[FIGURE 4 CFAN Annex Agreement](#)
[FIGURE 5 Surrounding Zoning](#)
[FIGURE 6 PlanCOS Exhibit](#)
[FIGURE 7 Concept Plan](#)
[7.6.203-Annexation Conditions](#)
[Draft CPC CFAN min](#)
[STAFF PP CFAN Annexation CPC 6.20.19](#)
[Applicant PP Church for All Nations Annexation - Slideshow](#)

- 12.D.** [CPC PUZ 13-00138](#) An ordinance amending the Zoning Map of the City of Colorado Springs relating to 43.72 acres located northeast of Powers Boulevard and Dublin Boulevard establishing the PUD (Planned Unit Development; Mixed Commercial, Residential, Religious Institution; maximum residential density 20 DU/AC; 45-foot maximum building height with 75-foot for architectural features with Airport Overlay) zone district. (Legislative)

Related Files: CPC A 13-00004, CPC A 13-00004R, CPC PUZ 13-00138, CPC PUP 13-00139

Presenter:

Katie Carleo, Principal Planner, Planning and Development
Peter Wysocki, Planning and Community Development Director

Attachments:

[ZC_ORD_ChurchforAllNations](#)
[Exhibit A CFAN Zoning Legal](#)
[Exhibit B CFAN Zoning Exhibit](#)
[FIGURE 5 Surrounding Zoning](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 12.E.** [CPC PUP 13-00139](#) The Church for All Nations Concept Plan illustrating future development of 43.71 acres for mixed commercial and residential use located northeast of Powers Boulevard and Dublin Boulevard. (Quasi-Judicial)

Related Files: CPC A 13-00004, CPC A 13-00004R, CPC PUZ 13-00138, CPC PUP 13-00139

Presenter:

Katie Carleo, Principal Planner, Planning and Development
Peter Wysocki, Planning and Community Development Director

Attachments:

[FIGURE 7 Concept Plan](#)
[7.5.501.E Concept Plans](#)
[7.3.605 PUD Concept Plan](#)

12.F. [CPC PUZ
19-00006](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 4 acres located at the southwest corner of Peterson Road and Pony Tracks Drive from R-1 6000/DF/AO (Single-family Residential with a Design Flexibility Overlay and an Airport Overlay) to PUD (Planned Unit Development: Single-family Residential, maximum gross density of 9 dwelling units per acre with a 35-foot maximum building height).

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00006, CPC PUD 19-00007

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

Attachments:

[ZC ORD PonyParkResidences](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Legal Description Depicted](#)

[Vicinity Map](#)

[Pony Park Presentation - Staff](#)

[Figure 1cc - Public Comments Passed to CPC](#)

[Figure 2cc - Public Comments Received After CPC](#)

[CPC Report Pony Park](#)

[Figure 1 - Development Plan](#)

[Figure 2 - Project Statement](#)

[Figure 3 - Existing Land Uses and Surrounding Zoning](#)

[Figure 4 - Public Comments Received During Initial Review](#)

[Figure 5 - Public Comments Received Following 2nd Neighborhood Meeting](#)

[Figure 6 - Aerial Overlay](#)

[Figure 7 - PlanCOS Analysis](#)

[7.5.603.B Findings - ZC](#)

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

12.G. [CPC PUD
19-00007](#)

A development plan for the Pony Park Residences, a single-family residential development located southwest corner of Peterson Road and Pony Tracks Drive and consisting of 4 acres.

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00006, CPC PUD 19-00007

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

Attachments:

[Figure 1 - Development Plan](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

12.H. [CPC PUZ
19-00061](#)

An ordinance amending the zoning map of the City of Colorado Springs relating to 15.67 acres located on the southwest corner of Woodmen Road and Austin Bluffs Parkway from OC/PBC/AO/SS (Office Complex and Planned Business Center with Airport and Streamside Overlay) to PUD/AO/SS (Planned Unit Development: Single-Family Residential, maximum density of 3.6 dwelling units per acre, 35-foot maximum building height with Airport and Streamside Overlay)

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00061, CPC CP 08-00142-A7MN19, CPC PUD 19-00063

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development
Peter Wysocki, Planning & Community Development Director

Attachments:

[ZC_ORD_TrailsideAtCottonwoodCreek](#)

[EXHIBIT A - Legal Description](#)

[EXHIBIT B - Zone Change Depiction](#)

[VICINITY MAP](#)

[Context Map](#)

[Staff-Presentation](#)

[CPC Report_Trailside](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Emails from six neighbors](#)

[Figure 3 - Email from Academy School District 20](#)

[Figure 4 - PUD Zone Change Exhibit](#)

[Figure 5 - Concept Plan Amendment](#)

[Figure 6 - PUD Development Plan](#)

[FIGURE 7 - Area Context Map](#)

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

[7.5.603.B Findings - ZC](#)

- 12.I. [CPC CP
08-00142-A7
MN19](#) A minor concept plan amendment changing the land use designation of 15.67 acres from commercial and medical office to single-family residential, located at the southwest corner of Woodmen Road and Austin Bluffs Parkway.

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00061, CPC CP 08-00142-A7MN19, CPC PUD 19-00063

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development
Peter Wysocki, Planning & Community Development Director

Attachments: [Figure 5 - Concept Plan Amendment](#)
[7.5.501.E Concept Plans](#)

- 12.J. [CPC PUD
19-00063](#) The Trailside at Cottonwood Creek PUD Development Plan proposing 56 single-family lots on 15.67 acres with a maximum building height of 35-feet, located at the southwest corner of Woodmen Road and Austin Bluffs Parkway.

Related Files: CPC PUZ 19-00061, CPC CP 08-00142-A7MN19, CPC PUD 19-00063

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development
Peter Wysocki, Planning & Community Development Director

Attachments: [Figure 6 - PUD Development Plan](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

13. Added Item Agenda

14. Executive Session

14.A. 19-596

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves consultation with the City Attorney for the purpose of receiving legal advice on specific legal questions related to the interpretation of Colorado law, the City Charter, City Code, and City Council Rules.

The President of Council shall poll the City Councilmembers, and, upon consent of two-thirds of the members present, may hold a Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Presenter:

Wynetta Massey, City Attorney

Attachments:

09232019ExecSession

15. Adjourn