



# 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.*

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Tuesday, October 25, 2016

1:00 PM

Council Chambers

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### 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. [16-540](#)

Ordinance No. 16-98 amending Ordinance No. 15-86 (2016 Appropriation Ordinance) for a Supplemental Appropriation to the Subdivision Drainage Fund in the amount of \$4,000,000 for the purpose of reimbursements to developers for eligible major drainage improvements, to the Cemetery Enterprise Fund in the amount of \$33,500 for the purchase of capital equipment, to the Cemetery Endowment Fund in the amount of \$33,500 for the purpose of increasing the transfer to the Cemetery Enterprise Fund, and to the Gift Trust Fund in the amount of \$500,000 for the purpose of allowing spending for the remainder of the year

Presenter:

Kara Skinner, Chief Financial Officer

**Attachments:**

[EXHIBIT A to Memo for Subdivision Drainage Supplemental Appropriation Ordinance - Subdivision-Cem-CemEndow-Gift Supplemental Approp](#)

**4A.B.** [CPC PUZ  
16-00074](#)

Ordinance No. 16-99 amending the zoning map of the City of Colorado Springs pertaining to 13.58 acres located southeast of the future extension of Hawk Stone Drive and Ridgeline Drive A (Agricultural) to PUD (Planned Unit Development; single-family attached residential, 3.679 dwelling units per acre, 30-foot maximum building height).

(Quasi-Judicial)

Related Files: CPC MP 06-00219-A7MN16, CPC PUD 16-00076

Presenter:

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

**Attachments:**

[ORD Cortona at Flying Horse](#)

[Exhibit A Legal Cortona at Flying Horse](#)

[Exhibit B Vicinity Map Cortona](#)

**4A.C.** [16-474](#)

Ordinance No. 16-101 amending Ordinance No. 15-86 (2016 Appropriation Ordinance) for a Supplemental Appropriation to the Conservation Trust Fund in the Amount of \$100,000 for the Purpose of Supplementing the Parks, Recreation and Cultural Services 2016 Water Budget

Presenter:

Karen Palus, Director - Parks, Recreation and Cultural Services  
Kurt Schroeder, Park Operations and Development Manager - Parks, Recreation and Cultural Services

**Attachments:**

[20160829 Council Water Supplemental Ordinance-as approved on 10-11-16.do](#)

**4A.D.** [16-561](#)

Ordinance No. 16-102 amending Article 1 (General Municipal Elections) of Chapter 5 (Elections) of the Code of the City of Colorado Springs 2001, as amended, pertaining to elections

Presenter:

Sarah B. Johnson, City Clerk

Britt Haley, City Attorney's Office

**Attachments:**

[Clerk-ElectionCodeScrubORD-2016-10-05](#)

- 4A.E. [16-562](#)** Ordinance No. 16-103 amending Part 2 (Fair Campaign Practices; Candidate and Committee Funds and Disclosures) of Article 2 (Campaign Disclosures) of Chapter 5 (Elections) of the Code of the City of Colorado Springs 2001, as amended, pertaining to campaign practices

Presenter:  
Sarah B. Johnson, City Clerk

Britt Haley, City Attorney's Office

**Attachments:** [Clerk-CampaignPracticesCS-2016-10-05.docx](#)

#### **4B. First Presentation:**

- 4B.A. [16-640](#)** City Council Meeting Minutes October 11, 2016

Presenter:  
Sarah Johnson, City Clerk

**Attachments:** [2016-10-11 Minutes Draft](#)

- 4B.B. [16-643](#)** City Council Special Meeting for Closed Executive Session Meeting Minutes October 18, 2016

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [2016-10-18 Closed Executive Session](#)

- 4B.C. [16-549](#)** A Resolution approving and authorizing the Mayor to execute the amendment to the Intergovernmental Agreement with the Colorado Department of Transportation (CDOT) regarding funding of the 31st Street Bridge Project

Presenter:  
Mike Chaves, P.E., Engineering Manager

**Attachments:** [Resolution-Amendment to IGA-31st Street Bridge Project](#)  
[Exhibit A](#)  
[Original 31st Street IGA](#)

**4B.D. [16-583](#)**

A Resolution Authorizing the Executive Director of Colorado Springs Utilities to Execute Agreements Providing Water Service and/or Wastewater Service for Single-Family Residential Uses to Land Located Outside the City Limits of the City of Colorado Springs and Agreement to Annex for Properties Located in the Park Vista Estates and Park Vista Estates Addition Subdivisions

Presenter:

Brian Whitehead, Systems Extension Manager  
Jerry Forte, P.E., CEO, Colorado Springs Utilities

**Attachments:**

[Resolution - Park Vista Blanket Residential Service ED](#)

[Template Agreement To Annex ED](#)

**4B.E. [CPC PUZ](#)  
[16-00089](#)**

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 15.169 acres located southwest of Woodruff Drive and Wattle Creek Road from A (Agriculture) to PUD (Planned Unit Development; single-family detached residential, 3.49 dwelling units per acre, 35-foot maximum building height).

(Quasi-Judicial)

Presenter:

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

**Attachments:**

[ORD\\_ZC\\_Torino](#)

[Exhibit A-Torino Legal Disc.](#)

[Exhibit B - FIGURE 3\\_Torino Zone Change Exhibit](#)

[Torino Vicinity Map](#)

[FIGURE 1\\_Site Plan](#)

[Staff Report\\_Torino at Flying Horse](#)

[FIGURE 2\\_Project Statement-Torino](#)

[FIGURE 3\\_Zone Change Exhibit](#)

[7.5.603 Criteria for granting zone changes](#)

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

**4B.F.** [CPC PUD  
16-00090](#)

Flying Horse Number 4 Torino PUD Development Plan to develop 53 single-family residential lots on 15.169 acres, located southwest of Woodruff Drive and Wattle Creek Road. (Quasi-Judicial)

(Quasi-Judicial)

Related File: CPC PUZ 16-00089

Presenter:

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

**Attachments:**

[FIGURE 1 Site Plan](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

**4B.G.** [CPC PUZ  
16-00084](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 10.34 acres located east of Old North Gate Road at the extension of Pride Mountain Drive from A (Agriculture) to PUD (Planned Unit Development; single-family detached residential, .86 dwelling units per acre, 35-foot maximum building height).

(Quasi-Judicial)

Related File: CPC PUD 16-00085

Presenter:

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

**Attachments:**

[ORD\\_ZC\\_Madonie](#)

[Exhibit A-Madonie Legal](#)

[Exhibit B -Madonie Zone Change Exhibit](#)

[Madonie Vicinity Map](#)

[Staff Report\\_FH Madonie](#)

[FIGURE 1 Site Plan Madonie](#)

[FIGURE 2 Project Statement Madonie](#)

[FIGURE 3 Zone Change Exhibit](#)

[7.5.603 Criteria for granting zone changes](#)

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

[CPC September 15 Meeting Minutes - all items](#)

**4B.H.** [CPC PUD  
16-00085](#)

Flying Horse No. 16 Madonie Development Plan to develop 12 new single-family residential lots, located east of Old North Gate Road as the extension of Pride Mountain Drive.

(Quasi-Judicial)

Related File: CPC PUZ 16-00084

Presenter:

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

**Attachments:**

[FIGURE 1\\_Site Plan Madonie](#)  
[7.3.606 PUD Development Plan](#)  
[7.5.502.E Development Plan Review](#)  
[CPC September 15 Meeting Minutes - all items](#)

**4B.I.** [CPC MPA  
06-00206-A8  
MN16](#)

An amendment to the Woodmen Heights Master Plan changing the land use designation for 38.22 acres of land from Office Industrial Park/Research & Development to Residential (3.5-7.99 Dwelling Units per Acre).

(Quasi-Judicial)

Related Files: CPC PUZ 16-00092, CPC PUP 16-00093

Presenter:

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

**Attachments:**

[CPC Staff Report\\_FM South](#)  
[Exhibit B - Vicinity Map](#)  
[Fig 1\\_PUD Concept Plan](#)  
[Fig 2 Project Statement](#)  
[Fig 3\\_Public Comments](#)  
[Fig 4\\_MP Amendment](#)  
[Fig 5\\_PUZ Exhibit](#)  
[7.5.408 MASTER PLAN REVIEW CRITERIA](#)  
[CPC September 15 Meeting Minutes - Forest Meadows](#)

**4B.J.** [CPC PUZ  
16-00092](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 38.22 acres located to the east of Black Forest Road between Forest Meadow Avenue and Woodmen Road from PUD/AO-CAD (Planned Unit Development with Airport Overlay - Commercial Airport District) to PUD/AO (Planned Unit Development with Airport Overlay: Townhouse and Two-Family Attached Dwellings, 7.99 dwelling units per acre, and 30-foot height maximum).

(Quasi-Judicial)

Related Files: CPC MPA 06-00206-A8MN16

Presenter:

Daniel Sexton, Senior Planner, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[Ord\\_ZC\\_Forest Meadows](#)

[Exhibit A - PUD Zoning Change Legal-Illustration](#)

[Exhibit B - Vicinity Map](#)

[Fig 5 - PUZ Exhibit](#)

[7.5.603 Criteria for granting zone changes](#)

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

**4B.K.** [CPC PUP  
16-00093](#)

Forest Meadows South Concept Plan for a residential development including approximately 24 acres of land with a maximum of 305 units within townhouses and two-family attached dwellings, and approximately 14 acres of land preserved as open space, located to the east of Black Forest Road between Forest Meadow Avenue and Woodmen Road.

(Quasi-Judicial)

Related Files: CPC MPA 06-00206-A8MN16, CPC PUZ 16-00092

Presenter:

Daniel Sexton, Senior Planner, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[Fig 1\\_PUD Concept Plan](#)

[7.3.605 PUD Concept Plan](#)

[7.5.501.E Concept Plans](#)

- 4B.L.** [16-462](#) Request to Set a Public Hearing on November 22, 2016 to Confirm a Report and Consider an Ordinance for the Special Assessment of Costs for Demolition, Remediation and Administrative Work Performed For the Dangerous Building at 418 East Cucharras Street, Colorado Springs, Colorado.

Presenter:

Mike Chaves, P.E., CIP Engineering Manager  
Aaron Egbert, P.E., Senior Engineer

**Attachments:**

[DemolitionORD-2016-10-07](#)

[PPRBD Order to Demo-418 E Cucharras](#)

[Environmental Abate SW Pmt Request 2 C007777](#)

[Environmental Abate SW Pmt Request 1 C007777](#)

[Contract C007777](#)

[Terracon PO 53849](#)

[Terracon Invoice T700222](#)

[Terracon Invoice T673765](#)

[418 E Cucharras Presentation](#)

## **5. Recognitions**

- 5.A.** [16-627](#) Colorado Association of Transit Agencies Transit Agency of the Year Award

Presenter:

Ann Rajewski, Co-Executive Director, Colorado Association of Transit Agencies

- 5.B.** [16-536](#) Colorado Lottery Starburst Award Presentation

Presenter:

Karen Palus, Director - Parks, Recreation and Cultural Services  
Colin Waters, Community Relations Specialist - Colorado State Lottery

## **6. Citizen Discussion**

## **7. Mayor's Business**

## **8. Items Called Off Consent Calendar**

## **9. Utilities Business**



- 9.A. [16-570](#) A Resolution Authorizing the Acquisition of Property Owned by Armida Barraza to be Used for Colorado Springs Utilities 33rd Street Intake and Pump Station Upgrade Project

Presenter:

Kirk Olds, Manager, Engineering and Project Management  
Jerry Forte, P.E., CEO, Colorado Springs Utilities

**Attachments:** [AcquisitionRES-Barraza-33rdSt-2016-10-14](#)  
[Barraza acquisition Exhibit A Legal Description](#)  
[33rd Site Property Map](#)  
[33rd Location Map](#)

- 9.B. [16-619](#) An Ordinance Approving Inclusion of a Portion of the City of Colorado Springs, Colorado within the Lower Fountain Metropolitan Sewage Disposal District upon the Terms and Conditions Set Forth by the Board of Directors of the Lower Fountain Metropolitan Sewage Disposal District.

Presenter:

Brian Whitehead, System Extensions Manager  
Jerry Forte, P.E., CEO, Colorado Springs Utilities

**Attachments:** [LFMSDD\\_Inclusion Ordinance-2016-10-04](#)  
[Ord\\_Lower Fountain Inclusion Exhibits](#)

- 9.C. [16-525](#) Public Hearing for the Consideration of Resolutions Regarding Certain Changes to Utilities Rules and Regulations and Setting Electric, Water, and Wastewater Rates Within the Service Areas of Colorado Springs Utilities

Presenter:

Sonya Thieme, Rates Manager  
Jerry Forte, P.E., CEO, Colorado Springs Utilities

**Attachments:** [10-25-16 CC 2017 Rate Hearing Presentation](#)  
[2017 CAO Instructions](#)  
[2017\\_Issues For Decision](#)  
[2017\\_Rate\\_Hearing\\_Agenda](#)

- 9.D. [16-573](#) An Ordinance Identifying and Accepting the Annual Sources of Funds for Colorado Springs Utilities for the Year Ending December 31, 2017

**Attachments:** [2017 Appropriation Accept Source Funds Ord](#)  
[City Council First Budget Reading](#)

- 9.E. [16-574](#) 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, 2017

Presenter:

Bill Cherrier, Chief Planning and Finance Officer  
Jerry Forte, P.E., CEO, Colorado Springs Utilities

**Attachments:** [2017 Annual Budget Formal Ord](#)

- 9.F. [16-571](#) A Resolution Setting the Electric Cost Adjustment Effective November 1, 2016

**Attachments:** [10-25-2016 City Council Agenda-ECA Rate Adj](#)

- 9.G. [16-572](#) A Resolution Setting the Gas Cost Adjustment Effective November 1, 2016

**Attachments:** [10-25-2016 City Council Agenda-GCA Rate Adj](#)

## **10. Unfinished Business**

- 10.A. [CPC CA  
16-00050](#) Ordinance No. 16-100 amending the Regulating Plan for the Downtown Colorado Springs Form-Based Zone pertaining to medical marijuana facilities, including medical marijuana centers, medical marijuana infused products manufacturer, and optional premises cultivation operation.

(Legislative)

Presenter:

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [Zoning-FBZ\\_ORD-2016-09-23](#)

[DRB Staff Report for MMJ regulations 050416](#)

[Figure 1 - Proposed MMJ Standard for FBZ April 2016](#)

[Figure 2\\_04.19.16 DDA MMJ](#)

[MMJ presentation zoning CC WS 9-26-16](#)

[5-4-16 DRB Minutes](#)

**10.B.** [CPC ZC  
16-00082](#)

Ordinance No. 16-105 amending the zoning map of the City of Colorado Springs pertaining to 11.06 acres located northeast of Union Boulevard and Continental Heights from PBC (Planned Business Center) to OC (Office Complex).

(Quasi-Judicial)

Related File: CPC CP 16-00083

Presenter:

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

**Attachments:**

[ORD Watermark](#)

[Exhibit A Legal Description](#)

[Exhibit B Vicinity Map](#)

[CPC AUGUST 18 Meeting Minutes - Watermark](#)

[Watermark at Briargate Staff Report - KAC](#)

[FIGURE 1 - Concept Plan](#)

[FIGURE 2 - Project Statment](#)

[FIGURE 3 - Neighborhood Meeting Att.](#)

[FIGURE 4 - Letters of Opposition](#)

[FIGURE 5 - Letter of Support](#)

[FIGURE 6 - Response to Neighbor Comments](#)

[FIGURE 7 - Zoning Exhibit](#)

[FIGURE 8 - Building Height AR](#)

[FIGURE 9 - District 20 Comments](#)

[7.5.603.B Establishment or change of zone district boundaries](#)

**10.C.** [CPC ZC  
16-00061](#)

Ordinance No. 16-104 amending the zoning map of the City of Colorado Springs pertaining to 7.05 acres located at the southwest corner of North Academy Boulevard and Maizeland Road from PBC/cr (Planned Business Center with conditions of record) to PBC/cr (Planned Business Center with conditions of record).

(Quasi-Judicial)

Related Files: CPC DP 16-00060, CPC DP 16-00062, CPC DP 16-00068

Presenter:

Mike Schultz, Principal Planner, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[Ordinance Academy and Maizeland v2](#)

[Exhibit A Legal Description](#)

[Exhibit B Vicinity Map](#)

[Academy and Maizeland CC Presentation - Schultz](#)

[Maizeland and Academy Aug CPC - Schultz\\_DJS-edits](#)

[Figure 1 - 1988 Ordinance](#)

[Figure 5 - Project Statement](#)

[Figure 6 - Resident letters and emails](#)

[Figure 7 - 88 zone change diagram](#)

[Figure 8 - Draft Ordinance Academy and Maizeland](#)

[Figure 9 - Letter from Carls Jr](#)

[Figure 10 - Walmart and Family Dollar Examples](#)

[Maizeland and Academy Aug CPC - Schultz\\_DJS-edits](#)

[CPC AUGUST 18 Meeting Minutes - Maizeland and Academy](#)

[7.5.603.B Establishment or change of zone district boundaries](#)

**11. New Business****11.A.** [16-634](#)

Pediatric Hospital Agreement

Presenter:

Wynetta Massey, City Attorney

**Attachments:**

[10 24 Presentation to City--Pediatric Hospital Agreement](#)

[PediatricHospitalAgmtRes.docx](#)

[102416 Pediatric Hospital Agreement](#)

- 11.B.** [16-362](#) Approval of the Proposed 2017 Budget for the Colorado Springs Downtown Development Authority
- Presenter:  
Carl Schueler, Planning Manager - Comprehensive Planning  
Kara Skinner, Chief Financial Officer  
Peter Wysocki, Planning and Development Director
- Attachments:** [2017 DDA Budget](#)
- 11.C.** [16-377](#) Approval of the Proposed 2017 Operating Plan and Budget for the Barnes & Powers North Business Improvement District
- Presenter:  
Carl Schueler, Planning Manager - Comprehensive Planning  
Kara Skinner, Chief Financial Officer  
Peter Wysocki, Planning and Development Director
- Attachments:** [Barnes & Powers North 2017 Operating Plan](#)
- 11.D.** [16-378](#) Approval of the Proposed 2017 Operating Plan and Budget for the Barnes & Powers South Business Improvement District
- Presenter:  
Carl Schueler, Planning Manager - Comprehensive Planning  
Kara Skinner, Chief Financial Officer  
Peter Wysocki, Planning and Development Director
- Attachments:** [Barnes-Powers South Operating Plan 2017](#)
- 11.E.** [16-379](#) Approval of the Proposed 2017 Operating Plan and Budget for the Briargate Center Business Improvement District
- Presenter:  
Carl Schueler, Planning Manager - Comprehensive Planning  
Kara Skinner, Chief Financial Officer  
Peter Wysocki, Planning and Development Director
- Attachments:** [Briargate Center Operating Plan 2017](#)
- 11.F.** [16-380](#) Approval of the Proposed 2017 Operating Plan and Budget for the Creekwalk Marketplace Business Improvement District
- Presenter:  
Carl Schueler, Planning Manager - Comprehensive Planning  
Kara Skinner, Chief Financial Officer  
Peter Wysocki, Planning and Development Director
- Attachments:** [Creekwalk Marketplace Operating Plan 2017](#)

- 11.G. [16-381](#) Approval of the Proposed 2017 Operating Plan and Budget for the First and Main Business Improvement District

Presenter:

Carl Schueler, Planning Manager - Comprehensive Planning  
Kara Skinner, Chief Financial Officer  
Peter Wysocki, Planning and Development Director

**Attachments:** [First and Main Operating Plan 2017](#)

- 11.H. [16-382](#) Approval of the Proposed 2017 Operating Plan and Budget for the First and Main Business Improvement District No. 2

Presenter:

Carl Schueler, Planning Manager - Comprehensive Planning  
Kara Skinner, Chief Financial Officer  
Peter Wysocki, Planning and Development Director

**Attachments:** [First and Main 2 Operating Plan 2017](#)

- 11.I. [16-383](#) Approval of the Proposed 2017 Operating Plan and Budget for the First and Main North Business Improvement District

Presenter:

Carl Schueler, Planning Manager - Comprehensive Planning  
Kara Skinner, Chief Financial Officer  
Peter Wysocki, Planning and Development Director

**Attachments:** [First and Main North Operating Plan as revised 10-13-16-cleaned](#)

- 11.J. [16-384](#) Approval of the Proposed 2017 Operating Plan and Budget for the Greater Downtown Colorado Springs Business Improvement District

Presenter:

Carl Schueler, Planning Manager - Comprehensive Planning  
Kara Skinner, Chief Financial Officer  
Peter Wysocki, Planning and Development Director

**Attachments:** [Greater Downtown Operating Plan 2017](#)

- 11.K. [16-385](#) Approval of the Proposed 2017 Operating Plan and Budget for the Interquest North Business Improvement District

Presenter:

Carl Schueler, Planning Manager - Comprehensive Planning  
Kara Skinner, Chief Financial Officer  
Peter Wysocki, Planning and Development Director

**Attachments:** [Interquest North 2017 Operating Plan as revised-cleaned](#)

- 11.L. [16-386](#) Approval of the Proposed 2017 Operating Plan and Budget for the Interquest South Business Improvement District

Presenter:

Carl Schueler, Planning Manager - Comprehensive Planning  
Kara Skinner, Chief Financial Officer  
Peter Wysocki, Planning and Development Director

**Attachments:** [Interquest South BID Operating Plan 2017](#)

- 11.M. [16-387](#) Approval of the Proposed 2017 Operating Plan and Budget for the Powers & Woodmen Commercial Business Improvement District

Presenter:

Carl Schueler, Planning Manager - Comprehensive Planning  
Kara Skinner, Chief Financial Officer  
Peter Wysocki, Planning and Development Director

**Attachments:** [Powers and Woodmen Commercial Operating Plan 2017](#)

- 11.N. [16-530](#) Resolution Approving an Amendment to the Service Plan for the Colorado Crossing Metropolitan District Nos. 1, 2 and 3 Allowing the Operation and Maintenance of a Parking Garage and an Increase in the Maximum Operating Mill Levy from 10.0 to 20.0 Mills

(Legislative)

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development

**Attachments:** [101016 Colorado Crossing Metro Dist Amenmdent PowerPoint](#)  
[Attachment 3A- Serviice Plan Amendment](#)  
[Attachment 3A- Serviice Plan Amendment-Clean](#)  
[Attachment 4 - Original Service Plan- Colorado Crossing](#)  
[Attachment 5 - Board of Directors Resolution \(1\)](#)  
[Attachment 6 - Colorado Crossing Transmittal Letter 08-29-16](#)  
[Attachment 7- 8-10-16 Letter on Parking Structure Costs](#)  
[Attachment 2- Council Resolution- Colorado Crossing approving amended servi](#)

**11.O.** [CPC A  
15-00099R](#)

A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as the Reserve at Northcreek Annexation.

(Legislative)

Related Files: CPC A 15-00099, CPC ZC 16-00016, CPC CP 16-00017

Presenter:

Mike Schultz, Principal Planner, Land Use Review

Peter Wysocki, Planning and Development Director, Planning and Development Department

**Attachments:**

[AX-NorthcreekAdoptFindingsFactConclusionsLawEligibilityRES-2016-10-19](#)

[Reserve at Northcreek Annexation Legal REVISED -](#)

[Clerk's Affidavit](#)

[Planner's Affidavit](#)

[Surveyor's Affidavit](#)

[Reserve at Northgate Annexation Plat](#)



**11.P.** [CPC A  
15-00099](#)

An ordinance for annexation of the Reserve at Northcreek addition pertaining to 17.023 acres; 9.998 acres consists of the subject property and 7.025 acres consists of New Life Drive right-of-way.

(Legislative)

Related Files: CPC ZC 16-00016, CPC CP 16-00017

Presenter:

Mike Schultz, Principal Planner, Land Use Review

Peter Wysocki, Planning and Development Director, Planning and Development Department

**Attachments:**

[AX-ReserveNorthcreekORD-2016-10-19](#)

[Reserve at Northcreek Annexation Legal REVISED -](#)

[Exhibit B - NOT SIGNED - Reserve at Northcreek Draft Annexation Agreement .](#)

[Exhibit B - SIGNED COPY Reserve at Northcreek annexation agreement](#)

[Enclave Map](#)

[Fiscal Impact Analysis](#)

[Reserve at Northcreek CPC memo](#)

[Figure 1 - Reserve at Northcreek Annexation Plat](#)

[Figure 2 - Concept Plan](#)

[Figure 3 - Project Statement](#)

[Figure 4 - Letter from AFA](#)

[Figure 5 - Annexation Plan Map](#)

[Figure 6 - Reserve at Northcreek Draft Annexation Agreement](#)

[7.6.203-Annexation Conditions](#)

[Reserve at Northcreek Annexation City Council Presentation](#)

[CPC JUNE 16 Meeting Minutes - Reserve at Northcreek](#)

[Reserve at Northgate Annexation Plat](#)

- 11.Q. [CPC ZC  
16-00016](#) An ordinance establishing the PUD (Planned Unit Development) pertaining to 9.998 acres located at the northeast of the corner of New Life Drive and Jet Stream Drive.

(Legislative)

Related Files: CPC A 15-00099, CPC A 15-00099R, CPC CP 16-00017

Presenter:

Mike Schultz, Principal Planner, Land Use Review  
Peter Wysocki, Planning and Development Director, Planning and Development Department

**Attachments:** [AX-ReserveNorthcreekZoningChangeORD-2016-10-19](#)  
[Exhibit A for ZC - Zone Change Legal Description](#)  
[7.5.603.B Establishment or change of zone district boundaries](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

- 11.R. [CPC CP  
16-00017](#) A concept plan illustrating attached single-family homes comprising of a gross maximum density of 8 dwelling units per acre and a maximum building height of 35 feet.

(Quasi-Judicial)

Related Files: CPC A 15-00099, CPC ZC 16-00016

Presenter:

Mike Schultz, Principal Planner, Land Use Review  
Peter Wysocki, Planning and Development Director, Planning and Development Department

**Attachments:** [Figure 2 - Concept Plan](#)  
[7.3.605 PUD Concept Plan](#)  
[7.5.501.E Concept Plans](#)

## **12. Public Hearing**

- 12.A. [CPC SWP 16-00057](#) An appeal of the City Planning Commission's August 18, 2016 approval of a subdivision waiver from design standards to provide primary legal access via a public alley for the property located at 543 Robbin Place.

(Quasi-Judicial)

Presenter:

Michael Turisk, Planner II

Peter Wysocki, Planning and Development Director, Planning and Community Development Department

**Attachments:**

[FIGURE 1 Appeal Application](#)

[CPC SWP 16-00057 PowerPoint](#)

[FIGURE 2 Postponement Request](#)

[FIGURE 3 Letter from Appellant](#)

[Staff Report 543 Robbin Pl](#)

[CPC FIGURE 1-replat](#)

[CPC FIGURE 2](#)

[CPC FIGURE 3](#)

[CPC FIGURE 4](#)

[CPC FIGURE 5](#)

[CPC FIGURE 6](#)

[CPC FIGURE 7](#)

[7.7.1302 Waiver of Subdivision Dev](#)

[CPC AUGUST 18 Meeting Minutes - Robbin Pl](#)

### **13. Added Item Agenda**

### **14. Executive Session**

### **15. Adjourn**