



# 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.*

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Tuesday, May 22, 2018

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. [18-0152](#)**

Ordinance No. 18-44 amending Ordinance No. 17-116 (2018 Appropriation Ordinance) for a supplemental appropriation to the Trails, Open Space and Parks (TOPS) Fund in the amount of \$159,500 for acquisition of approximately 40 acres owned by Justin Watkins and Melissa Watkins for the purpose of public open space and trails as an extension of Cheyenne Mountain State Park

Presenter:

Britt Haley, Design and Development Manager/TOPS Program Manager  
- Parks, Recreation and Cultural Services

David Deitemeyer, Senior Landscape Architect - Parks, Recreation and Cultural Services

**Attachments:** [050818 Watkins Property Appropriation Ordinance](#)

- 4A.B.** [18-0196](#) Ordinance No. 18-45 amending Ordinance No. 17-116 (2018 Appropriation Ordinance) for a supplemental appropriation to the Trails, Open Space and Parks (TOPS) Fund in the amount of \$139,000 for acquisition of approximately 31.918 acres owned by Jacob Snell and Shantell Snell for the purpose of public open space and trails as an extension of Cheyenne Mountain State Park

Presenter:

Britt Haley, Design and Development Manager / TOPS Program Manager

David Deitemeyer, Senior Landscape Architect

**Attachments:** [4-23-18 - Snell Appropriation Ordinance - FINAL](#)

- 4A.C.** [18-0194](#) Ordinance No. 18-46 amending Section 507 (License Fees Enumerated) of Part 5 (License Fees) of Article 1 (General Business License Provisions) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as amended, pertaining to bicycle-share business licensing

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Clerk-BikeShareFees-2018-04-23](#)

- 4A.D.** [18-0193](#) Ordinance No. 18-47 adopting a new Part 13 (Bicycle-Share Businesses) of Article 3 (Sales of Goods and Services) of Chapter 2 (Business Licensing, Liquor Regulations and Taxation) of the Code of the City of Colorado Springs 2001, as amended, pertaining to bicycle-share business licenses and providing penalties for the violation thereof

Presenter:

Jill Gaebler, District 5 City Council Member

Susan Edmonson, Downtown Partnership

Sarah B. Johnson, City Clerk

Mitch Hammes, Code Enforcement Services Manager

**Attachments:** [BikeShareDraftORD-4-09-18.docx](#)

- 4A.E.** [18-0215](#) Ordinance No. 18-48 amending Sections 102 (Legislative Findings), 107 (Authorities, Powers and Duties of Utilities Chief Executive Officer), and 112 (User Charges for Utility Service), and creating a new Section 120 (Stormwater Service Fee Billing) of Article 1 (General Provisions) of Chapter 12 (Utilities) of the Code of the City of Colorado Springs 2001, as amended, pertaining to changes related to Stormwater billing.

Presenter:

Chris Bidlack, Senior Attorney, Colorado Springs City Attorney's Office - Utilities Division

**Attachments:** [CSU-StormwaterBillingCh12ORD-2018-04-23.docx](#)

- 4A.F.** [CPC PUZ 18-00016](#) Ordinance No. 18-49 amending the zoning map of the City of Colorado Springs pertaining to 152.4 acres located at the southeast intersection of Interquest Parkway and Voyager Parkway from PUD (Planned Unit Development; maximum density of 24.99 du/ac residential, mixed-use, commercial, office, civic and park use with a maximum height of 125-feet) zone district to a PUD (Planned Unit Development; maximum density of 24.99 du/ac residential, mixed-use, commercial, office, light industrial, civic and park use with a maximum height of 125-feet) zone district.

(Quasi-Judicial)

Related File: CPC PUP 05-00078-A3MJ18

**Attachments:** [Exhibit A Legal](#)  
[Exhibit B Zone Change Exhibit](#)  
[ZoningMap-InterquestVoyagerORD-2018-05-02](#)

- 4A.G.** [18-0145](#) Ordinance No. 18-50 repealing and reordaining Part 1 (Fire Prevention Code) of Article 4 (Fire Prevention) of Chapter 8 (Public Safety) of the Code of the City of Colorado Springs 2001, as amended, adopting the 2015 Edition of the International Fire Code with amendments and providing penalties for the violation thereof

Presenter:

Fire Marshal Brett Lacey

**Attachments:** [Fire-2015 IFC AmendmentsAdoptionByReferenceORD-2018-04-04](#)

- 4A.H.** [18-0163](#) Ordinance No. 18-53 amending Section 212 (Unlawful Transfer of Marijuana) of Part 2 (Other Dangerous Weapons and Substances) of Article 7 (Dangerous Weapons and Substances) of Chapter 9 (Public Offenses) of the Code of the City of Colorado Springs 2001, as amended, pertaining to the unlawful transfer of marijuana and providing penalties for the violation thereof

Presenter:

Mattie Albert Gullixson, Senior Regulatory Compliance Analyst

**Attachments:** [MarijuanaDistributionORD-2018-04-10\\_final](#)

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

- 4B.A.** [18-0234](#) City Council Regular Meeting Minutes May 8, 2018

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [5-8-2018 City Council Meeting Minutes Final.pdf](#)

- 4B.B.** [18-0245](#) Appointments to Boards and Commissions

Presenter:

Jacquelyn Puett, Assistant to Council

**Attachments:** [052218 Boards and Commissions](#)

- 4B.C.** [18-0164](#) A Resolution Approving a Memorandum of Agreement for Transportation Planning and Programming between the Colorado Department of Transportation, the Pikes Peak Area Council of Governments, and the City of Colorado Springs

Presenter:

Brian Vitulli, Transit Planning Supervisor

**Attachments:** [Joint MOA RES\\_04262018](#)  
[MOA\\_PPACG\\_CDOT\\_MMT](#)  
[METROPOLITAN PLANNING AGREEMENT\\_PPACG\\_04242018](#)  
[MOA Implementation Guidance\\_PPACG\\_04242018](#)  
[2010\\_PPACG\\_MOA\\_re\\_MPO\\_Coordination\\_-\\_superseded](#)

**4B.D.** [CPC ZC  
18-00019](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 8.7 acres of land from (PUD) Planned Unit Development (Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet) to (PK) Public Park, located southeast of the Old Ranch Road and Milam Road intersection.

(QUASI-JUDICIAL)

Presenter:

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

**Attachments:**

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change Exhibit](#)

[PublicComment\\_Amsden\\_4102018](#)

[BradleyRanch\\_Staff-Presentation](#)

[CPC Report\\_BradleyRanch Park ZC](#)

[Figure 1 - Zone Change Exhibit](#)

[Figure 2 - Project Statement-Concept Statement](#)

[Figure 3 - Bradley Ranch PUD](#)

[7.5.603 Findings - ZC req\\_CA](#)

[ZoningMap-BradleyRanchORD-2018-05-15](#)

**4B.E.** [CPC ZC  
18-00022](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 1.3 acres of land from (A) Agricultural to (OC) Office Complex, located north of Flying Horse Club Drive near the future alignment of Powers Boulevard.

(QUASI-JUDICIAL)

Related File: CPC CP 12-00048-A1MN18

Presenter:

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

**Attachments:**

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change Exhibit](#)

[Vicinity Map](#)

[Classic Offices @ FH Staff-Presentation \(1\)](#)

[CPC Report Classic Offices @ Flying Horse\\_DJS](#)

[Figure 1 - Concept Plan MN](#)

[Figure 2 - Zone Change Exhibit](#)

[Figure 3 - Project Statement](#)

[Figure 4 - Original Concept Plan](#)

[7.5.603 Findings - ZC req\\_CA](#)

[ZoningMap-ClassicOCFlyingHorse-2018-05-15](#)

**4B.F.** [CPC CP  
12-00048-A1  
MN18](#)

The Flying Horse Parcel Number 18 minor concept plan amendment for 7 acres of land illustrating a layout for an office complex development, located north of Flying Horse Club Drive near the future alignment of Powers Boulevard.

(QUASI-JUDICIAL)

Related File: CPC ZC 18-00022

Presenter:

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

**Attachments:**

[Figure 1 - Concept Plan MN](#)

[7.5.501.E Concept Plans](#)

## **5. Recognitions**

- 5.A. [18-0226](#) A resolution of appreciation recognizing May 20-26, 2018 as National Public Works Week

Presenter:

Travis Easton, P.E., Public Works Director and City Engineer  
Ryan Phipps, P.E., Civil Engineer III

**Attachments:** [Resolution-National Public Works Week 2018](#)

- 5.B. [18-0206](#) A proclamation recognizing May 22, 2018 as Military Spouse Economic Empowerment Zones Day in Colorado Springs

Presenter:

Katie Lally, Director of Community Engagement & Strategic Initiatives

**Attachments:** [Military Spouse Economic Empowerment Zones- 2018](#)

- 5.C. [18-0250](#) A proclamation recognizing May 22, 2018 as The North End Woodlands Project Day in the City of Colorado Springs

Presenter:

Council President Pro Tem Jill Gaebler

**Attachments:** [The North End Woodlands Project Day](#)

## **6. Citizen Discussion**

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

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

## **9. Utilities Business**

- 9.A. [18-0207](#) An Ordinance authorizing the termination by the City of existing Interest Rate Exchange Agreements; delegating to the Utilities Chief Executive Officer and the Utilities Chief Planning and Finance Officer the authority to determine the financial terms of transactions terminating such agreements; ratifying action heretofore taken and relating to such agreements; and providing other matters relating thereto.

Presenter:

Bob Leshner, Manager, Treasury and Finance  
Jerry A. Forte, P.E., CEO, Colorado Springs Utilities

**Attachments:** [Swap Termination Ordinance No. 18- \(48158302v4\).docx](#)  
[2018 Plan of Finance\\_5-22-2018.pptx](#)

- 9.B.**     [18-0232](#)     An Ordinance of the City of Colorado Springs, Colorado providing for the refunding of certain outstanding Utilities System Revenue Bonds: Series 2018A-1

Presenter:

Bob Leshner, Manager, Treasury and Finance

Jerry A. Forte, P.E., CEO, Colorado Springs Utilities

**Attachments:**

[2018 Plan of Finance\\_5-22-2018.pptx](#)

[1 Bond Ordinance - 2018A - ARIAL 11 \(v.4\) - City Council \(48431293v1\).DOCX](#)

[2 Ordinance Summary \(First Publication\) - 2018A \(48427607v1\).DOC](#)

[3 BPA - 2018A-1, A-2, A-4 Rev Bonds - DRAFT 4.26.18 \(48377396v2\) \(2\).DOC](#)

[4 BPA - 2018A-3 Rev Bonds - DRAFT 5-7-18 \(48422406v1\) \(2\).DOCX](#)

[5 Paying Agent Agreement - 2018A \(48373766v1\) \(2\).DOC](#)

[6 Escrow Agreement - 2018A-3 \(48373694v1\) \(2\).DOC](#)

[7 DOCSOC-#1878533-v6-CSU 2018A POS.DOCX](#)

[8 DOCSOC-#1888774-v1-Continuing\\_Disclosure\\_Certificate.DOCX](#)

- 9.C.**     [18-0248](#)     A Resolution Fixing Water Surplus Rates as authorized by the Charter of the City of Colorado Springs, Art. VI, § 6-40(b)

Presenter:

Brian Whitehead, System Extensions Manager

Jerry A. Forte, P.E., CEO, Colorado Springs Utilities

**Attachments:**

[10c - Resolution Parks Watering Surplus-3-KJB\\_5-10-2-18.docx](#)

[Water Surplus Pmt to City Calc.pdf](#)

## **10. Unfinished Business**

- 10.A.**     [18-00033](#)     Ordinance No. 18-52 amending Section 211 (Personal Cultivation of Medical Marijuana) of Part 2 (Other Dangerous Weapons and Substances) of Article 7 (Dangerous Weapons and Substances) of Chapter 9 (Public Offenses) of the Code of the City of Colorado Springs 2001, as amended, pertaining to the cultivation of marijuana and providing penalties for the violation thereof

Presenter:

Mattie Albert Gullixson, Senior Regulatory Compliance Analyst

**Attachments:**

[MarijuanaCultivation-2018-04-10\\_MC\\_final](#)

**10.B.** [CPC CA  
18-00033](#)

Ordinance No. 18-51 amending Section 205 (Additional Standards for Specific Land Uses) of Part 2 (Commercial Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to the cultivation of marijuana and medical marijuana in violation of the Zoning Code and providing remedies for the violation thereof (Legislative)

Presenter:

Mattie Albert Gullixson, Senior Regulatory Compliance Analyst

**Attachments:**

[ORD\\_MJ\\_Cultivation-Non-Residential-2018-03-05](#)

[Staff Report Code Amendment - Section 7.3.205](#)

[7.2.302.C.22 DefinitionUseType MMJ Facility](#)

[7.3.105.P Personal Cultivation of MJ.MMJ](#)

[7.3.205.M Additional Standards MMJ Facility](#)

[7.5.602 Applications](#)

[7.5.603 Findings - ZC req\\_CA](#)

[Non-Licensed Commercial Grows Ord Package Apr232018](#)

**10.C.** [18-0170](#)

Resolution approving an amendment to the Service Plan for the Wildgrass at Rockrimmon Metropolitan District.

Presenter:

Peter Wysocki, Director of Planning and Development

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

**Attachments:**

[Wildgrass at Rockrimmon Metropolitan District Service Plan Amendment-5-22-1](#)

[RES\\_Wildgrass at Rockrimmon Metro Dist amend](#)

[Exhibit 1- Wildgrass at Rockrimmon Service Plan5-3-18](#)

[Figure 1A- Redline Service Plan5-2-18](#)

[Figure 6- Draft Buildout Budget Wildgrass at Rockrimmon](#)

[Figure 7- Wildgrass at Rockrimmon MD Proposed O M Map](#)

[Figure 8- Metropolitan Districts Operating in Lieu of an HOA presentation](#)

**11. New Business****12. Public Hearing**

**12.A.** [AR PUD  
06-00515-A1  
MN17](#)

An appeal of the City Planning Commission's decision to uphold the administrative approval of a minor PUD development plan amendment of the Westcreek III at Wolf Ranch project illustrating a revised layout of a 95-lot single-family detached residential development on 32.8 acres located north of Cowpoke Road and Tutt Boulevard intersection.

(QUASI-JUDICIAL)

Related Files: AR PUD 06-00515-A1MN17, AR FP 17-00331

Presenter:

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

**Attachments:**

[CPC Report WestcreekIII@WR\\_DJS](#)

[Figure 1 - Westcreek III @ WR PUD-MN 2018](#)

[Figure 2 - Westcreek @ WR Filing 13\\_FP\\_2018](#)

[Figure 3 - Ross Clinger's Appeal Request](#)

[Figure 4 - Applicants Project Statement](#)

[Figure 5 - Public Comments](#)

[Figure 6 - Wolf Ranch MP](#)

[Figure 7 - Westcreek III @ WR PUD 2006\\_resize](#)

[7.5.906 \(A\)\(4\) Administrative Appeal](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

[Vicinity Map](#)

[Westcreek III @ WR-Appeal Staff-Presentation](#)

**12.B.** [AR FP  
17-00331](#)

An appeal of the City Planning Commission's decision to uphold the administrative approval of the final subdivision plat for the Westcreek III at Wolf Ranch Subdivision Filing Number 13 illustrating a 52 lot subdivision on 18.4 acres of land located north of the Cowpoke Road and Tutt Boulevard intersection.

(QUASI-JUDICIAL)

Related Files: AR PUD 06-00515-A1MN17, AR FP 17-00331

Presenter:

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

**Attachments:**

[Figure 2 - Westcreek @ WR Filing 13 FP 2018](#)

[7.5.906 \(A\)\(4\) Administrative Appeal](#)

[7.7.102 Subdivision Plats Review Criteria](#)

[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

**12.C.** [CPC A  
17-00004R](#)

A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as The Sands Addition No. 1 Annexation.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083, CPC CP 17-00084

Presenter:

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

**Attachments:**

[RES-FindingsOfFact-Sands Addition No 1](#)

[Exhibit A Legal The Sands Addition No.1](#)

[Planners Affidavit The Sands](#)

[City Clerk Affidavit The Sands](#)

[Surveyor Affidavit The Sands](#)

**12.D.** [CPC A  
17-00004](#)

An ordinance annexing to the City of Colorado Springs an area known as The Sands Addition No.1 Annexation consisting of 38.67 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00004R, CPC A 17-00005R, CPC A 17-00005, CPC A 17-00006R, CPC A 17-00006, CPC A 17-00007R, CPC A 17-00007, CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083, CPC CP 17-00084

Presenter:

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

**Attachments:**

[Annex ORD SandsAdditionNo1](#)  
[Exhibit A Legal The Sands Addition No.1](#)  
[Exhibit B FINAL DRAFT The Sands Annexation Agreement 5-4-2018](#)  
[Exhibit 1 Petitioner's Memo-Draft IGA](#)  
[The Sands Annexation Addition No. 1 Plat](#)  
[Vicinity Map The Sands](#)  
[Street Map](#)  
[EnclaveMap The Sands Annexation](#)  
[CPC Staff Report The Sands Annexation KAC](#)  
[FIGURE 1 Project Statements](#)  
[FIGURE 2 Airport Advisory Committee Review](#)  
[FIGURE 3 District 49 Comments](#)  
[FIGURE 4 The Sands Annexation Addition No. 1](#)  
[FIGURE 5 The Sands Annexation Addition No. 2](#)  
[FIGURE 6 The Sands Annexation Addition No. 3](#)  
[FIGURE 7 The Sands Annexation Addition No. 4](#)  
[FIGURE 8 Sands Annex Agreement](#)  
[FIGURE 9 Fiscal Impact Report FIA The Sands Annexation](#)  
[FIGURE 10 Rezone Map M1 ZONE](#)  
[FIGURE 11 Rezone Map PBC ZONE](#)  
[FIGURE 12 Rezone Map R1 6000](#)  
[FIGURE 13 The Sands Master Plan](#)  
[FIGURE 14 The Sands Concept Plan](#)  
[FIGURE 15 Land Suitability Analysis](#)  
[FIGURE 16 Natural Resource Letter](#)  
[FIGURE 17 SECWCD Letter of Assent](#)  
[FIGURE 18 CGS Comments](#)  
[7.6.203-Annexation Conditions](#)

- 12.E. [CPC A 17-00005R](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as The Sands Addition No. 2 Annexation.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083, CPC CP 17-00084

Presenter:

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

**Attachments:** [RES-FindingsOfFact-Sands Addition No 2 Exhibit A Legal The Sands Addition No.2 Planners Affidavit The Sands City Clerk Affidavit The Sands Surveyor Affidavit The Sands](#)

- 12.F. [CPC A 17-00005](#) An ordinance annexing to the City of Colorado Springs an area known as The Sands Addition No.2 Annexation consisting of 23.90 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00004R, CPC A 17-00005R, CPC A 17-00005, CPC A 17-00006R, CPC A 17-00006, CPC A 17-00007R, CPC A 17-00007, CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083, CPC CP 17-00084

Presenter:

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

**Attachments:** [Annex ORD SandsAdditionNo2 Exhibit A Legal The Sands Addition No.2 Exhibit B FINAL DRAFT The Sands Annexation Agreement 5-4-2018 The Sands Annexation Addition No. 2 Plat 7.6.203-Annexation Conditions](#)

- 12.G. [CPC A 17-00006R](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as The Sands Addition No. 3 Annexation.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083, CPC CP 17-00084

Presenter:

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

**Attachments:** [RES-FindingsOfFact-Sands Addition No 3](#)  
[Exhibit A Legal The Sands Addition No.3](#)  
[City Clerk Affidavit The Sands](#)  
[Planners Affidavit The Sands](#)  
[Surveyor Affidavit The Sands](#)

- 12.H. [CPC A 17-00006](#) An ordinance annexing to the City of Colorado Springs an area known as The Sands Addition No. 3 Annexation consisting of 24.74 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00004R, CPC A 17-00005R, CPC A 17-00005, CPC A 17-00006R, CPC A 17-00006, CPC A 17-00007R, CPC A 17-00007, CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083, CPC CP 17-00084

Presenter:

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

**Attachments:** [Annex ORD SandsAdditionNo3](#)  
[Exhibit A Legal The Sands Addition No.3](#)  
[Exhibit B FINAL DRAFT The Sands Annexation Agreement 5-4-2018](#)  
[The Sands Annexation Addition No. 3 Plat](#)  
[7.6.203-Annexation Conditions](#)

- 12.I. [CPC A 17-00007R](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as The Sands Addition No. 4 Annexation.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083, CPC CP 17-00084

Presenter:

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

**Attachments:** [RES-FindingsOfFact-Sands Addition No 4](#)  
[Exhibit A Legal The Sands Addition No.4](#)  
[City Clerk Affidavit The Sands](#)  
[Planners Affidavit The Sands](#)  
[Surveyor Affidavit The Sands](#)

- 12.J. [CPC A 17-00007](#) An Ordinance annexing to the City of Colorado Springs an area known as The Sands Addition No. 4 Annexation consisting of 53.29 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00004R, CPC A 17-00005R, CPC A 17-00005, CPC A 17-00006R, CPC A 17-00006, CPC A 17-00007R, CPC A 17-00007, CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083, CPC CP 17-00084

Presenter:

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

**Attachments:** [Annex ORD SandsAdditionNo4](#)  
[Exhibit A Legal The Sands Addition No.4](#)  
[Exhibit B FINAL DRAFT The Sands Annexation Agreement 5-4-2018](#)  
[The Sands Annexation Addition No. 4 Plat](#)  
[7.6.203-Annexation Conditions](#)

**12.K.** [CPC MP  
17-00080](#)

A resolution for The Sands Master Plan illustrating future development of 140.61 acres including 10.79 acres commercial, 17.58 acres industrial, 77.94 acres residential, 8.00 acres public park and 26.30 acres future right-of-way located northeast of the intersection of Marksheffel road and Constitution Avenue.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00004R, CPC A 17-00005R, CPC A 17-00005, CPC A 17-00006R, CPC A 17-00006, CPC A 17-00007R, CPC A 17-00007, CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083, CPC CP 17-00084

Presenter:

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

**Attachments:**

[RES\\_SandsMasterPlan](#)

[Exhibit A The Sands Master Plan](#)

[FIGURE 13 The Sands Master Plan](#)

[7.5.408 MASTER PLAN REVIEW CRITERIA](#)

**12.L.** [CPC ZC  
17-00081](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 17.58 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue establishing the M-1/AO/SS (Light Industrial with Airport and Streamside Overlay) zone district

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00004R, CPC A 17-00005R, CPC A 17-00005, CPC A 17-00006R, CPC A 17-00006, CPC A 17-00007R, CPC A 17-00007, CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083, CPC CP 17-00084

Presenter:

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

**Attachments:**

[ZC ORD TheSands M-1-AO-SS](#)

[Exhibit A Legal Sands Industrial](#)

[Exhibit B Rezone Map M1 ZONE](#)

[7.5.603 Findings - ZC req\\_CA](#)

**12.M.** [CPC ZC  
17-00082](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 85.94 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue establishing the R1-6000/DFOZ/AO/SS (Single-Family Residential with Design Flexibility, Airport and Streamside Overlays) zone district.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00004R, CPC A 17-00005R, CPC A 17-00005, CPC A 17-00006R, CPC A 17-00006, CPC A 17-00007R, CPC A 17-00007, CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083, CPC CP 17-00084

Presenter:

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

**Attachments:**

[ZC ORD TheSands R1-6000](#)

[Exhibit A Legal Sands Residential](#)

[Exhibit B Rezone Map R1 6000](#)

[7.5.603 Findings - ZC req CA](#)

**12.N.** [CPC ZC  
17-00083](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 10.79 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue establishing the PBC/AO/SS (Planned Business Center with Airport and Streamside Overlays) zone district.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00004R, CPC A 17-00005R, CPC A 17-00005, CPC A 17-00006R, CPC A 17-00006, CPC A 17-00007R, CPC A 17-00007, CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083, CPC CP 17-00084

Presenter:

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

**Attachments:**

[ZC ORD TheSands PBC](#)

[Exhibit A Legal Sands Commercial](#)

[Exhibit B Rezone Map PBC ZONE](#)

[7.5.603 Findings - ZC req CA](#)

**12.O.** [CPC CP  
17-00084](#)

A Concept Plan for The Sands illustrating future development of 140.61 acres of commercial, industrial, residential, and park land located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Quasi-Judicial)

Related Files: CPC A 17-00004, CPC A 17-00004R, CPC A 17-00005R, CPC A 17-00005, CPC A 17-00006R, CPC A 17-00006, CPC A 17-00007R, CPC A 17-00007, CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083, CPC CP 17-00084

Presenter:

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

**Attachments:** [FIGURE 14\\_The Sands Concept Plan](#)  
[7.5.501.E Concept Plans](#)

**13. Added Item Agenda****14. Executive Session****15. Adjourn**