



City of Colorado Springs

Regular Meeting Agenda - Final City Council

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

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Tuesday, September 13, 2022

10:00 AM

Council Chambers

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- Stratus IQ Channel 76 / 99 (Streaming)

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Before the meeting, you may email general comments for items not on the agenda or comments regarding agenda items to: allcouncil@coloradosprings.gov

During the meeting, those who wish to comment should submit their name, telephone number, and the topic or agenda item for comment via allcouncil@coloradosprings.gov in addition to calling +1 720-617-3426 United States, Denver (Toll) and entering this Conference ID: 374 013 215#

Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

1. Call to Order and Roll Call

2. Invocation and Pledge of Allegiance

3. Changes to Agenda/Postponements

- 3.A. [CPC PUZ 22-00057](#) Postponement of an appeal of City Planning Commission's decision for the Spectrum Loop Multi-family project changing 11.925 acres from A (Agricultural) to PUD (Planned Unit Development: Residential, 35 dwelling units per acre, and 40 feet to 60 feet maximum building height) located at the southeast corner of Voyager Parkway and Spectrum Loop intersection to the September 27, 2022, City Council meeting.

(Quasi-Judicial)

Related File: CPC PUP 20-00058

Presenter:

William Gray, Senior Planner, Planning and Community Development
Peter Wysocki, Director of Planning and Community Development

Attachments: [7.5.906 \(B\) Appeal of Commission-Board](#)

- 3.B. [CPC PUP 22-00058](#) Postponement of an appeal of City Planning Commission's decision for the Spectrum Loop Multi-Family project PUD Concept Plan for a future multi-family residential development located at the southeast corner of Voyager Parkway and Spectrum Loop intersection.

(Quasi-Judicial)

Related File: CPC PUZ 20-00057

Presenter:

William Gray, Senior Planner, Planning and Community Development
Peter Wysocki, Director of Planning and Community Development

Attachments: [7.5.906 \(B\) Appeal of Commission-Board](#)

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. [CPC PUZ
21-00187](#)

Ordinance No. 22-55 amending the zoning map of the City of Colorado Springs relating to 45.66 acres located southeast of Grand Vista Circle at West Fillmore Street from PUD/SS/HS (Planned Unit Development: Multi-Family, 3.5 to 7.99 dwelling units per acre not to exceed 500 units, maximum building heights as shown on any approved concept plan not to exceed 69 feet using hillside height calculations, with Streamside and Hillside Overlays) to PUD/SS/HS (Planned Unit Development: Single-Family and/or Multi-Family, 2.38 to 7.99 du/ac not to exceed 364 units, maximum building heights as shown on any approved concept plan not to exceed 69 feet using hillside height calculations with Streamside and Hillside Overlays)
(Quasi-judicial)

Related Files: CPC PUP 19-00026-A1MJ21, & AR PUD
20-00023-A1MJ21

Presenter:

Caleb Jackson, AICP, Senior Planner, Planning and Community
Development

Peter Wysocki, Director, Planning and Community Development

Attachments: [ORD_ZC_ThePreserveAtMesaCreek](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change](#)

4A.B. [CPC A
21-00048](#)

Ordinance No. 22-56 annexing to the City of Colorado Springs that area known as Woodmen East Commercial Center Addition No. 1 annexation consisting of 30.74 acres located southeast of the Mohawk Road and East Woodmen Road intersection

(Legislative)

Related Files: CPC A 21-00048R, CPC ZC 21-00141, CPC CP
21-00142

Presenter:

Katelynn Wintz, Planning Supervisor, Planning and Community
Development

Peter Wysocki, Director, Planning and Community Development

Attachments: [ORD_WoodmenEastCommercialCtrAddNo1Annex](#)

[Exhibit A - AnnexLegalDesc](#)

- 4A.C.** [CPC ZC 21-00141](#) Ordinance No. 22-57 amending the zoning map of the City of Colorado Springs pertaining to 30.74 acres located southeast of the Mohawk Road and East Woodmen Road intersection establishing a PBC/AO (Planned Business Center with Airport Overlay) zone

(Legislative)

Related Files: CPC A 21-00048R, CPC A 21-00048, CPC CP 21-00142

Presenter:

Katelynn Wintz, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

Attachments: [ORD_ZC_WoodmenEastCommercialCtrAddNo1](#)
[Exhibit A - Legal ZC](#)
[Exhibit B - Zone Change Depiction](#)

4B. First Presentation:

- 4B.A.** [22-573](#) City Council Regular Meeting Minutes August 23, 2022

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [8-23-2022 City Council Meeting Minutes Final](#)

- 4B.B.** [22-509](#) An ordinance amending Ordinance No. 21-112 (2022 Budget Appropriation Ordinance) for a supplemental appropriation to the General Fund in the amount of \$2,500,000 to complete the replacement of the heating, ventilation and air conditioning (HVAC) system at the Colorado Springs Pioneers Museum
- Est. Time:** 15 minutes

Presenter:

Chris Fiandaca, City Budget Manager

Charae McDaniel - Chief Financial Officer

Britt Haley - Acting Parks, Recreation and Cultural Services Director

Attachments: [Ordinance for Supplemental Approp-Pioneer Museum HVAC 2022](#)

- 4B.C.** [22-485](#) An Ordinance declining the participation of the City of Colorado Springs in the Colorado Paid Family and Medical Leave Insurance Program
Est. Time: 20 minutes

Presenter:

Michael Sullivan, Chief Human Resources Officer, City of Colorado Springs

Renee Adams, General Manager - Human Resources, Colorado Springs Utilities

Attachments: [FAMLIDeclinationORD](#)
[LocalGov_2](#)
[FAMLI April Webinar - Local Governments](#)
[FAMLI Decline Participation Council Presentation Final2](#)
[knowledgenow-famli-online](#)

- 4B.D.** [22-575](#) Request to Establish a Public Hearing Date for the Consideration of Resolutions Setting Water, Wastewater, and Certain Electric Rates Within the Service Areas of Colorado Springs Utilities and Certain Changes to Electric, Natural Gas, Water, and Wastewater Rate Schedules, Utilities Rules and Regulations, and the Open Access Transmission Tariff
Est. Time: 30 mins

- 4B.E.** [22-557](#) A Resolution Repealing Resolution 157-91 Dissolving the City Investment Advisory Committee
Est. Time: 10 minutes

Presenter:

Bill Murray, Councilmember At Large

Charae McDaniel, Chief Financial Officer

Attachments: [DissolvingInvestmentAdvisoryCommitteeRES-2022-08-11](#)

4B.F. [22-574](#)

A resolution finding a petition for annexation of the area known as West Colorado Addition No. 1 - 3 Annexation consisting of 7.21 acres to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of October 25, 2022, for the Colorado Springs City Council to consider the annexation of the area.

(Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development

Peter Wysocki, Planning and Community Development Director

Attachments:

[RES_SettingHearingDate_WColoradoAvAdNos1-3](#)

[Exhibit A - PetitionsForWColoradoAvAddNos1-3](#)

[W.Colorado Annex_Memo to Clerk to Advertise](#)

[PUBLIC NOTICE_W.Colo Annexation](#)

[W.ColoradoAveAdditionNo.1_AnnexationPlat](#)

[W.ColoradoAveAdditionNo.2_AnnexationPlat](#)

[W.ColoradoAveAdditionNo.3_AnnexationPlat](#)

[Vicinity_AddNo.1](#)

[Vicinity_AddNo.2](#)

[Vicinity_AddNo.3](#)

4B.G. [22-546](#)

A resolution granting a request for an Amendment to Plat Restriction for Falcon Estates Filing No. 4 Subdivision No. 1, Lot 2

Legislative

Presenter:

Drew Foxx, Planner II, Planning and Community Development

Peter Wysocki, Planning Director, Planning and Community Development.

Attachments:

[RES_AmendmentPlatRestriction](#)

[Exhibit A_Certificate of Amendment to Plat Restriction_Recorded](#)

[CC_1115 Cragin Rd_DFF](#)

[7.7.503.D.1 ResolutionsForAmendingPlatRestrictions](#)

4B.H. [CPC ZC
22-00097](#)

An ordinance amending the zoning map of the City of Colorado Springs relating to 7.98 acres located northeast of the Thunder Mountain Avenue and Daydreamer Drive intersection from PUD (Planned Unit Development) to PK (Public Park)

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

Attachments:

[ORD_ZC_VictoryPark](#)

[Exhibit A - Legal Desc](#)

[Exhibit B - Zone Depict](#)

[CPC Report Victory Ridge Park](#)

[Project Statment](#)

[Victory Ridge Zone Change](#)

[Vision Map](#)

[CPC Minutes ConsentCalendar](#)

[7.5.603.B Findings - ZC](#)

4B.I. [CPC PUZ
22-00036](#)

An ordinance amending the zoning map of the City of Colorado Springs relating to 20.26 acres located west of South Chelton Road along the north and south side of Hancock Expressway from PUD/PUD/OC/CR/PBC/AO (Planned Unit Development: Townhomes, 30-foot maximum building height with 15 dwelling units per acre; Planned Unit Development: Townhomes, 35-foot maximum building height, 11.668 dwelling units per acre with Navigation Preservation Overlay; Office Complex with Airport Overlay; and Planned Business Center with Airport Overlay) to PUD/AO (Planned Unit Development: Community Commercial, 20,000 square foot maximum, and 45-foot maximum building height; Residential Very High, 25 dwelling units per acre maximum, and 45-foot maximum building height; Residential Medium, 8 dwelling units per acre maximum, and 35-foot maximum building height; with Airport Overlay)

(Quasi-judicial)

Related File: CPC PUP 22-00037

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

Attachments: [ORD ZC HancockCommons](#)
[Exhibit A - Legal Desc](#)
[Exhibit B - Zone Change](#)
[App -Hancock Commons_NES](#)
[Staff - Hancock Commons_RGS](#)
[Staff Report Hancock Commons](#)
[Project Statement](#)
[Public Comments](#)
[Current Zoning Depiction](#)
[Zone Change](#)
[Concept Plan](#)
[Hancock Commons - Traffic Agreement](#)
[Conditions Survey](#)
[TIF Draft Financial Model](#)
[Hancock Commons URA Plan](#)
[URA Comments](#)
[El Paso County Draft Impact Report-Hancock Commons 7-15-2022](#)
[Vision Map](#)
[Areas of Change](#)
[Vibrant Neighborhoods Framework](#)
[Unique Places Framework](#)
[Thriving Economy Framework](#)
[Aerial](#)
[CPC_Minutes_HancockCommons](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

4B.J. [CPC PUP
22-00037](#)

A concept plan for 20.26 acres located west of South Chelton Road along the north and south sides of Hancock Expressway for multi-family residential and commercial development.

(Quasi-judicial)

Related Files: CPC PUZ 22-00036, CPC PUP 22-00037

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

Attachments:

[Concept Plan](#)

[7.3.605 PUD Concept Plan](#)

[7.5.501.E Concept Plans](#)

- 4B.K.** [CPC MP 87-00381-A3 MJ22](#) A resolution approving a major amendment to the Banning Lewis Ranch Master Plan changing land use designations from residential-medium high, neighborhood retail, school, and park to residential-medium, commercial, mixed commercial/residential-high, park and open space consisting of 184.29 acres located east of the North Marksheffel Road and Barnes Road intersection.

(Legislative)

Related Files: CPC PUZ 22-00034 and CPC PUP 16-00013-A4MJ22

Presenter:

William Gray, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments:

[RES_BanningLewisRanchMPA](#)

[Exhibit A - Master Plan Amendment](#)

[Enclaves@MVE_WEG Presentation](#)

[CPC Staff Report Enclaves at Mountain Vista East](#)

[Project Statement](#)

[Master Plan](#)

[Zone Change](#)

[Concept Plan](#)

[Fiscal Impact Analysis](#)

[Vicinity Map](#)

[Context Map](#)

[PlanCOS Vision Map](#)

[CPC Minutes ConsentCalendar](#)

[7.5.408 Master Plan](#)

- 4B.L.** [CPC PUZ 22-00034](#) An ordinance amending the zoning map of the City of Colorado Springs for the Enclaves at Mountain Vista Ranch East project changing 184.29 acres from R-1 6000/PBC/AO/R-5/PUD/PK/SS/AO (Single-Family Residential, Planned Business Center, Multi-Family Residential, Planned Unit Development, and Public Parks with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: Residential, 3.5 dwelling units per acre to 24.99 dwelling units per acre, and 35 feet maximum building height; and Commercial, 138,500 square feet maximum, and 45 feet maximum building height, with Streamside and Airport Overlays).

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A31MJ22 and CPC PUP 16-00013-A4MJ22

Presenter:

William Gray, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments: [ORD_ZC_EnclavesAtMountainVistaEast](#)
[Exhibit A - Legal](#)
[Exhibit B - Zone Change](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

- 4B.M.** [CPC PUP 16-00013-A4 MJ22](#) A PUD Concept Plan for the Enclaves at Mountain Vista Ranch East project illustrating a phased residential and commercial development with a mix of land uses, public and private improvements, and the realignment of Barnes Road.

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A31MJ22 and CPC PUZ 22-00034

Presenter:

William Gray, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments: [Concept Plan](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

5. Recognitions

- 5.A.** [22-553](#) A Resolution recognizing September 2022 as Suicide Prevention Month
Est. Time: 10
minutes Presenter:
Nancy Henjum, Councilmember District 5
Attachments: [Suicide Prevention Month](#)
- 5.B.** [22-580](#) A Resolution recognizing September 17, 2022 as Constitution Day and
Est. Time: 10 Citizenship Day
minutes Presenter:
Wayne Williams, Councilmember At Large
Attachments: [Constitution Day and Citizenship Day](#)
- 5.C.** [22-581](#) A Resolution Celebrating September 18, 2022 as the 75th Anniversary
Est. Time: 10 Of The United States Air Force
minutes Presenter:
Randy Helms, President Pro Tem and Councilmember District 2
Attachments: [Air Force Anniversary](#)
- 5.D.** [22-582](#) A Resolution Recognizing September 24 through October 2 as Creek
Est. Time: 10 Week 2022
minutes Presenter:
Stephannie Fortune, Councilmember District 3
Helen Sweeney, Watershed Outreach Assistant, Fountain Creek
Watershed District
Attachments: [Creek Week](#)
- 5.E.** [22-554](#) A Resolution celebrating September 15th to October 15th as Hispanic
Est. Time: 10 Heritage Month
minutes Presenter:
Yolanda Avila, Councilmember District 4
Attachments: [Hispanic Heritage Month](#)

6. Mayor's Business

7. Citizen Discussion For Items Not On Today's Agenda

8. Items Called Off Consent Calendar

9. Utilities Business

10. Unfinished Business

11. New Business

- 11.A. [22-512](#) An ordinance repealing Part 18 (Acquisition and Disposition of Real Property Interests) of Article 7 (Subdivision Regulations) of Chapter 7 (Planning, Development and Building) and creating a new Part 5 (Acquisition of Real Property Interests) of article 2 (City Properties) of Chapter 3 (Public Property and Public Works) of the Code of the City of Colorado Springs 2001, as amended, pertaining to acquisition and disposition of real property.

Est. Time: 15
minutes

Presenter:

Ben Bolinger, Legislative Counsel, Office of the City Attorney
Darlene Kennedy, Real Estate Services Manager

Attachments: [Staff Memo for Real Estate Code Amendment](#)
[ORD_Real Estate A&D](#)

12. Public Hearing

- 12.A. [CPC A](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Dublin North Addition No. 5 annexation consisting of 5.895 acres located southeast of the Spring Breeze Drive and Tutt Boulevard intersection

~~**Est. Time:** 15~~
minutes

(Legislative)

Related Files: CPC A 21-00137, CPC PUZ 21-00171, CPC PUD 21-00172

Presenter:

Katelynn Wintz, Planning Supervisor, Planning and Community Development
Peter Wysocki, Director, Planning and Community Development

Attachments: [RES_DublinNorthAdditionNo5_Findings](#)
[Exhibit A - Annex Legal Dublin North](#)
[Exhibit B - Annex Agreement](#)
[Annex Plat_DublinNorthAddNo.5](#)
[Planner Affidavit](#)
[Surveyor Affidavit](#)

- 12.B. [CPC A 21-00137](#)
~~Est. Time:~~ 15 minutes
- An ordinance annexing to the City of Colorado Springs that area known as Dublin North Addition No. 5 annexation consisting of 5.895 acres located southeast of the Spring Breeze Drive And Tutt Boulevard intersection

(Legislative)

Related Files: CPC A 21-00137R, CPC PUZ 21-00171, CPC PUD 21-00172

Presenter:

Katelynn Wintz, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

Attachments: [ORD_DublinNorthAdditionNo5Annex](#)
[Exhibit A - Annex Legal Dublin North](#)
[Annex Plat_DublinNorthAddNo.5](#)
[Dublin North_staff presentation](#)
[StaffReport_Dublin North 5](#)
[Project Statement](#)
[Development Plan](#)
[Zone Change](#)
[Fiscal Impact Analysis](#)
[Traffic Impact Study](#)
[public comment](#)
[CPC Minutes DublinNorth draft](#)
[7.6.203-Annexation Conditions](#)

- 12.C. [CPC PUZ 21-00171](#) 15 minutes
An ordinance amending the zoning map of the City of Colorado Springs pertaining to 5.895 acres located southeast of the Spring Breeze Drive and Tutt Boulevard intersection establishing the PUD/AO (Planned Unit Development: attached and detached single-family residential, 7.7 dwelling units per acre, 40-foot maximum building height, with Airport Overlay) zone

(Legislative)

Related Files: CPC A 21-00137R, CPC A 21-00137, CPC PUD 21-00172

Presenter:

Katelynn Wintz, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

Attachments: [ORD_ZC_DublinNorthAddNo5](#)
[Exhibit A - ZC Legal](#)
[Exhibit B - ZoneChange](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 12.D. [CPC PUD 21-00172](#) 15 minutes
The Pikes Vista PUD Development Plan establishing residential land use for 45-units located southeast of the Spring Breeze Drive And Tutt Boulevard intersection

(Quasi-Judicial)

Related Files: CPC A 21-00137R, CPC A 21-00137, CPC PUZ 21-00171

Presenter:

Katelynn Wintz, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

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

- 12.E. [CPC CU 22-00059](#)
~~Est. Time:~~ 25 minutes
- An appeal of City Planning Commission's approval of a conditional use development plan with technical modification that a multi-family residential project located at 2525 Concord Street comply with the OR (Office Residential) zone district of 20-foot minimum front yard setback.

Related File: CPC NV 22-00061

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development Department

Peter Wysocki, Director, Planning and Community Development Department

Attachments: [Appellant Statement](#)
[2525 Concord Street TPB](#)
[CPC Staff Report 2525 Concord Street](#)
[AppellantPresentation 2525 Concord](#)
[Conditional Use Development Plan_ltr](#)
[Project Statement](#)
[Vision Map](#)
[Public comments](#)
[Public Comment Response](#)
[Context Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)
[7.5.906 \(B\) Appeal of Commission-Board](#)

- 12.F. [CPC NV 22-09961](#)
~~Est. Time:~~ 25 minutes
- An appeal of the City Planning Commission's denial of a nonuse variance to reduce the minimum front yard setback from the required 20 feet to 10 feet along North Cascade Avenue, West Harrison Street, and Concord Street for a multi-family residential project located at 2525 Concord Street.

(Quasi-Judicial)

Related File: CPC CU 22-00059

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development Department
Peter Wysocki, Director, Planning and Community Development Department

Attachments: [7.3.104\(A\)](#)
[7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview NonuseVariance](#)
[7.5.906 \(B\) Appeal of Commission-Board](#)

13. Added Item Agenda

14. Executive Session

15. Adjourn