



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, May 13, 2025

9:00 AM

Council Chambers

How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council
Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- Stratus IQ Channel 76 / 99 (Streaming)

How to Comment on Agenda Items

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

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

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:

4B. First Presentation:

4B.A. [25-233](#)

City Council Regular Meeting Minutes April 22, 2025

Presenter:

Sarah B. Johnson, City Clerk

Attachments:[4-22-2025 City Council Meeting Minutes Final](#)**4B.B. [25-208](#)**

A Resolution of the City of Colorado Springs approving an Amended and Restated 2025 Operating Plan and Budget for the First and Main Business Improvement District No. 2

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments:[FirstMain 2 AmendRestate Resolution Revised](#)[Exhibit 1 Proposed First & Main 2 Amended & Restated Operating Plan 2025](#)[Exhibit A District Contact Information](#)[Exhibit B 2025 Budget](#)[Exhibit C District Map](#)[Exhibit D Terms&Definitions](#)[Exhibit E Budget Change Comparison](#)[Exhibit F Current 2025 Operating Plan & Budget](#)[Staff First&Main 2 Amend&Restate Presentation WS](#)[Exhibit G Redlined Amend&Restate 2025 Operating Plan](#)[First&Main 2 Petitioner Cover Memo Amend & Bond](#)

4B.C. [25-151](#)

A Resolution of the City Council of the City of Colorado Springs, Colorado, Approving the Issuance of Limited Tax General Obligation Bonds by First and Main Business Improvement District No. 2 in an Amount not to Exceed \$1,484,000.

Presenter:

Allison, Senior Planner, Planning Department

Kevin Walker, Director, Planning Department

Attachments:

[BondIssuanceFirstMain-RES-2025-03-07](#)

[2025 Bond Resolution - First and Main BID 2](#)

[2025 First and Main BID NO. 2 Bond Counsel Opinion](#)

[2025 Firs Mai BID No. 2 V3 OperatingPlan](#)

[District Map](#)

[First and Main BID No 2 Preliminary Cash Flows](#)

[First and Main BID NO. 2 GC Opinion](#)

[LT GO Fairness Letter by RBC](#)

[Petitioner Bond CoverLetter to City](#)

[Public Improvements List](#)

[Staff FirstMain 2 Presentation CC Combined vf](#)

4B.D. [25-226](#)

A Resolution authorizing the acquisition of real property, permanent easements and temporary easements using PPRTA funds for the Marksheffel Road - North Carefree to Dublin Project.

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Jessica Davis, Land Resource Manager, Colorado Springs Utilities

Attachments:

[18300ROW UE-15A](#)

[2 Stetson Hills - Resolution](#)

[5 Stetson Hills - Presentation - Utilities](#)

4B.E. [25-234](#)

The City Clerk reports that on April 7, 2025, there was filed with her a petition for the annexation of Miller Downs at Wyoming Lane Addition No. 1 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:

Sarah B. Johnson, City Clerk

Attachments:

[Miller Downs at Wyoming Lane Addition No. 1 Petition for Annexation.pdf](#)

[Miller Downs at Wyoming Lane Addition No. 1 Legal Description.pdf](#)

[Miller Downs at Wyoming Lane Addition No. 1 Annexation Plat.pdf](#)

[Miller Downs at Wyoming Lane Addition No. 1 Vicinity Map.pdf](#)

4B.F. [SUBD-24-0156](#)

An Ordinance vacating a portion of public right-of-way known as Fillmore Place consisting of 0.034 acres located north of 2938 Main Street.

(Legislative - 1st Reading only to set the public hearing date for May 27th, 2025)

Related Files: SUBD-24-0156

Located in Council District 5

Presenter:

Johnny Malpica, Senior Comprehensive Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments:

[SUBD-24-0156 ORDINANCE DRAFT_JPM](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Vacation Plat](#)

[Exhibit C - Vicinity Map](#)

4B.G. [ZONE-25-0001](#)

An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to 0.41 acres located at 1222 North Academy Boulevard that is split zoned R-5 and MX-M (Multi-Family High and Mixed-Use Medium Scale) to MX-M (Mixed-Use Medium Scale). (Quasi-Judicial) (1st Reading only to set the public hearing date for May 27th, 2025)

Related Files: ZONE-25-0001
Located in Council District 5

Presenter:

Ethan Shafer, Urban Planner II, Planning Department
Kevin Walker, Planning Director, Planning Department

Attachments:

[Staff Report for ZONE-25-0001](#)

[Attachment 1 - Land Use Statement](#)

[Attachment 2 - Project Description](#)

[Attachment 3 - Legal Description and Exhibit](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Ordinance ZONE-25-0001 1222 N Academy Blvd](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Legal Exhibit](#)

[CC Presentation for ZONE-25-0001](#)

4B.H. [ZONE-25-0002](#)

An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to 0.35 acres (15,153 square feet) located at 1202 North Academy Boulevard that is split zoned R-5 and MX-M (Multi-Family High and Mixed-Use Medium Scale) to MX-M (Mixed-Use Medium Scale). (Quasi-Judicial) (1st Reading only to set the public hearing date for May 27th, 2025)

Related Files: ZONE-25-0002
Located in Council District 5

Presenter:

Ethan Shafer, Urban Planner II, Planning Department
Kevin Walker, Planning Director, Planning Department

Attachments:

[Staff Report for ZONE-25-0002](#)

[Attachment 1 - Land Use Statement](#)

[Attachment 2 - Project Description](#)

[Attachment 3 - Legal Description and Exhibit](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Ordinance ZONE-25-0002 1202 N Academy Blvd](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Legal Exhibit](#)

[CC Presentation for ZONE-25-0002](#)

4B.I. [ZONE-22-0005](#)

An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to 0.39 acres (16,884 square feet) located at 2024 East Boulder Street and 408 Iowa Avenue from R-4 (Multi-Family Low) and MX-M (Mixed-Use Medium Scale) to R-Flex Medium.

(Quasi-Judicial) (1st Reading only to set the public hearing for May 27, 2025)

Presenter:

William Gray, Senior Planner, City Planning Department

Kevin Walker, City Planning Director

Attachments:

[Staff Report 2024 E Boulder](#)

[Attachment 1-Zone Map](#)

[Attachment 2-First Addition to Knob Hill](#)

[Attachment 3-Context Map](#)

[Attachment 4-Concept Plan](#)

[Attachment 5-Project and Land Use Statement](#)

[Attachment 6-Rezone Legal and Drawing](#)

[Attachment 7-Knob Hill Plan](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Ordinance 2024 E Boulder](#)

[Exhibit A and B Legal Description and Drawing](#)

[CC Staff Pres 2024 E Boulder](#)

4B.J. [ZONE-24-0018](#)

An Ordinance amending the zoning map of the City of Colorado Springs to establish a HP-O (Historic Preservation Overlay) pertaining to 4.15 acres located west of North Cascade Avenue and east of Monument Valley Park between West Dale Street on the North and St Vrain Street on the south and to be known as the Parkside Historic District.

(Quasi-Judicial) (1st Reading only to set the public hearing for May 27, 2025)

Presenter:

William Gray, Senior Planner, City Planning Department

Located in Council District 3

Attachments:

[Staff Report Parkside Historic District](#)

[Attachment 1-Parkside District Nomination](#)

[Attachment 2-Changes Summary](#)

[Attachment 3-Context Map](#)

[Attachment 4-Public Comment](#)

[Attachment 5-Design Standards](#)

[Attachment 6-Interpretive Guide](#)

[Attachment 7-February HPB Minutes](#)

[Attachment 8-March HPB Minutes](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Ordinance Parkside Historic District](#)

[Exhibit A and B Legal Description and Drawing](#)

[HPB Meeting Mins 2.3.25 Draft](#)

[HPB Meeting Mins 3.3.25 Draft](#)

[CC Staff Pres Parkside Historic District](#)

5. Recognitions**5.A. [25-241](#)**

Est. Time: 10
minutes

A Joint Proclamation Recognizing May 2025 as Mental Health Awareness Month

Presenter:

David Leinweber, Councilmember At Large
Mayor Yemi Mobolade

Attachments:

[Joint Proclamation Mental Health Awareness Month](#)

- 5.B.** [25-242](#) A Resolution Recognizing May 18 To May 24, 2025 As National
Est. Time: 10 Public Works Week
minutes

Presenter:

Brandy Williams, Councilmember District 3

Richard Mulledy, Public Works Director

Gayle Sturdivant, Deputy Public Works Director/Chief Engineer

Attachments: [National Public Works Week](#)

- 5.C.** [25-243](#) A Resolution Recognizing May 9, 2025 as Military Spouse
Est. Time: 10 Appreciation Day
minutes

Presenter:

Kimberly Gold, Councilmember District 4

Attachments: [Military Spouse Appreciation Day Resolution](#)

6. Mayor's Business

7. Items Called Off Consent Calendar

8. Utilities Business

9. Unfinished Business

10. New Business

- 10.A.** [25-253](#) A Resolution Affirming the City of Colorado Springs is Law
Est. Time: 20 Abiding and a Non-Sanctuary City
minutes

Presenter:

Roland Rainey, Councilmember District 6

Attachments: [Affirming Law Abiding and Non-Sanctuary City](#)

- 10.B.** [25-246](#) Ratification of Councilmember Liaisons to City Council Appointed
Est. Time: 10 Boards, Commissions, and Committees and Councilmember
minutes Membership on Boards, Commissions, and Committees

Presenter:

Lynette Crow-Iverson, Council President and Councilmember
At-Large

Attachments: [Summary of Boards, Commissions, and Committees Councilmember
Assignments Final rev](#)

- 10.C.** [25-247](#)
Est. Time: 10
minutes

Appointments to Pikes Peak Area Council of Governments Board of Directors and Pikes Peak Rural Transportation Authority Board of Directors

Presenter:
Lynette Crow-Iverson, Council President and Councilmember At-Large

Attachments: [05132025 Appointments to PPACG and PPRTA](#)

- 10.D.** [25-177](#)
Est. Time: 30
minutes

An Ordinance amending Ordinance No. 24-104 (2025 Budget Appropriation Ordinance) for a supplemental appropriation to the Lodgers & Auto Rental Tax (LART) Fund in the amount of \$194,000 for additional projects and events recommended by the LART Citizen Advisory Committee

Presenter:
Charae McDaniel, Chief Financial Officer

Attachments: [2025 LART Off-Cycle SuppAppropORD_4.21.25 with Exhibit A](#)

- 10.E.** [25-204](#)
Est. Time: 20
minutes

A Resolution declaring the intent of the City of Colorado Springs, Colorado, to issue revenue bonds in connection with financing residential facilities for low- and middle-income families or persons

Presenter:

Aimee Cox, Chief Housing and Homelessness Officer, Housing & Homelessness Response Department

Attachments: [COS-2025 Inducement Resolution](#)
[COS-2025 Notice to DOLA](#)
[COS-2025 Opinion](#)
[2025 Private Activity Bond Carryforward](#)

- 10.F.** [25-205](#)
Est. Time: 15
minutes

A Resolution declaring the intent of the City of Colorado Springs, Colorado to issue its multifamily housing revenue bonds to finance the acquisition, construction, improvement and equipping of an affordable multifamily housing facility known as Bradley Ridge Apartments.

Presenter:
Aimee Cox, Chief Housing and Homelessness Officer, Housing & Homelessness Response Department

Attachments: [Bradley Ridge 2025 Inducement Resolution](#)
[Bradley Ridge Inducement Resolution 05132025](#)

10.G. [25-206](#)**Est. Time:** 30 minutes

An Ordinance by the City of Colorado Springs, Colorado authorizing the issuance and delivery of its multifamily housing revenue bonds (Royal Pine Apartments Project), Series 2025 A, in one or more tax-exempt or taxable series in an aggregate amount not to exceed \$60,000,000, for the purpose of financing the acquisition, construction, improvement and equipping of a multifamily housing facility in the City of Colorado Springs, State of Colorado and to pay certain issuance expenses of such bonds; approving and authorizing execution of an indenture of trust, a loan agreement with the borrower, a bond placement agreement, and a tax regulatory agreement with respect to the bonds; making findings and determinations with respect to the project and the bonds; authorizing the execution and delivery of related documents; and repealing all action heretofore taken in conflict herewith

Presenter:

Aimee Cox, Chief Housing and Homelessness Response Officer

Attachments:

[Ordinance-Royal Pine Apartments 2025](#)

[Bond Placement Agreement-Royal Pine Apartments 2025](#)

[Indenture of Trust-Royal Pine Apartments 2025](#)

[Loan Agreement-Royal Pine Apartments 2025](#)

[Tax Regulatory Agreement-Royal Pine Apartments 2025](#)

[Royal Pine Ordinance PowerPoint](#)

11. Public Hearing

Prospect Village - A Tiny House Community

Estimated Time: 30 minutes

11.A. [ZONE-24-0017](#)

Ordinance No. 25-49 to amend the zoning map of the City of Colorado Springs pertaining to 0.78 acres located at 3103 North Prospect Street from R-5 (Multi-Family Hight) to R-Flex High. (Quasi-Judicial) (Second Reading and Public Hearing)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments:

[Staff Report Prospect Village](#)
[Attachment 1-Vicinity Map](#)
[Attachment 2-Flanagans Subdivision](#)
[Attachment 3-Zoning Map](#)
[Attachment 4-Context Map](#)
[Attachment 5-Public Comment](#)
[Attachment 6-Prospect Village Community Meeting](#)
[Attachment 7-Impact Analysis](#)
[Attachment 8-Development Plan](#)
[Attachment 9-Project Statement](#)
[Attachment 10-Final Plat](#)
[Addtl Public Comment CPC Review](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Ordinance Prospect Village](#)
[Exhibit A and B - Legal Description and Drawing](#)
[CC Staff Pres Prospect Village WEG](#)
[CC Applicant Pres Prospect Village](#)
[CC Staff Pres Prospect Village WEG](#)

11.B. [CUDP-24-0014](#)

A Conditional Use to allow a Tiny House Community in the R-Flex High zone district located at 3103 North Prospect Street. (Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments:

[7.5.601 CONDITIONAL USE](#)

11.C. [DEPN-24-0123](#)

A Development Plan for a Tiny House Community consisting of 18 tiny homes, community building, and resident storage building in the R-Flex High zone district consisting of 0.78 acres (34,048 square feet) located at 3103 North Prospect Street.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments:

[7.5.515 DEVELOPMENT PLAN](#)

11.D. [DVSA-25-0001](#)

A Development Standards Adjustment to City Code Section 7.3.301.D.1.b(2) to allow a minimum lot area/dwelling unit of 650 square feet where 1,000 square feet or one-and-one half (1-1/2) times the gross floor area of the Tiny House, whichever is larger, is required, located at 3103 North Prospect Street.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments:

[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

11.E. [DVSA-24-0004](#)

A Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated five (5) feet from an adjacent Residential or Mixed-Use zone district where ten (10) feet is required located at 3103 North Prospect Street.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments:

[7.3.301 RESIDENTIAL USES](#)

[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

- 11.F. [DVSA-24-0005](#) A Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated ten (10) feet from any adjacent public right-of-way where 20 feet is required located at 3103 North Prospect Street.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments:

[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

[7.3.301 RESIDENTIAL USES](#)

- 11.G. [DVSA-24-0006](#) A Development Standards Adjustment to City Code Section 7.3.301.D.8 to allow the parking standard for a Tiny Home Community to be one-half (1/2) space per Tiny House where one (1) space per Tiny House is required located at 3103 North Prospect Street.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments:

[7.3.301 RESIDENTIAL USES](#)

[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

- 11.H. [DVSA-24-0011](#) A Development Standards Adjustment to City Code Section 7.3.301.D.3(b) to allow a Tiny House to be located six (6) feet from another Tiny House where 10 feet is required located at 3103 North Prospect Street.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments:

[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

[7.3.301 RESIDENTIAL USES](#)

12. Added Item Agenda

13. One Hour of Citizen Discussion for Items not on Today's Agenda per City Council Rules

14. Executive Session

15. Adjourn