



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, March 11, 2025

9:00 AM

Council Chambers

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Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
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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: 651 962 207#

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. [25-147](#) City Council Regular Meeting Minutes February 25, 2025

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [2-25-2025 City Council Meeting Minutes Final](#)

4B.B. [25-092](#) An Ordinance Amending Budget Ordinance No. 24-104 (2025 Budget Appropriation Ordinance) for a Supplemental Appropriation to the Park Land Dedication Ordinance Fund in the Amount of \$166,955 to allow the Spectrum Loop PLDO fee requirement to be used for construction costs associated with the Grey Hawk Neighborhood Park construction.

Presenter:
Britt Haley, Director, Parks Recreation and Cultural Services Department
Lonna Thelen, Parks, Recreation and Cultural Services Design and Development Manager

Attachments: [Ordinance - PLDO Supplemental Appropriation - Grey Hawk Park](#)
[PLDO supplemental for Grey Hawk - CC work session](#)

4B.C. [25-098](#) A Resolution approving an Economic Development Agreement between the City Of Colorado Springs and Project Chocolate

Presenter:
Jessie Kimber, Economic Development Officer
Shawna Lippert, Economic Development Manager

Attachments: [RES ProjectChocolate 2025](#)
[EDA Agreement Project Chocolate draft](#)
[Project Chocolate EDA Presentation Work Session](#)

4B.D. [25-103](#)

An Ordinance Repealing Ordinance No. 24-17 (An Ordinance Setting the Salary of the City Council Administrator), and Amending Section 3 of Ordinance No. 18-120 (An Ordinance Appointing the City Council Administrator and Setting the Salary of the City Council Administrator), and Prescribing the Salary of the City Council Administrator.

Presenter:

Randy Helms, City Council Administrator

Attachments:

[Council Administrator Salary Ordinance 2.2025 4+15.docx](#)

4B.E. [25-104](#)

An Ordinance Repealing Ordinance No. 24-93 And Amending Section 3 Of Ordinance No. 14-20 (An Ordinance Confirming The Mayor's Appointment Of The City Attorney And Setting The Salary Of The City Attorney), And Prescribing The Salary Of The City Attorney.

Presenter:

Myra Romero, Chief Human Resources and Risk Officer

Attachments:

[City Attorney 2025 Salary Ordinance 249062.docx](#)

4B.F. [25-144](#)

A Resolution Authorizing the Acquisition of Real Property and Easements from PHA Stores, Inc using PPRTA funds for the PSFB North Gate Access and Safety Improvements Project

Presenter:

Ryan Phipps, P.E., Engineering Program Manager/Capital Projects

Kellie Billingsley, Real Estate Services Manager

Attachments:

[02_P04_PHA Stores Vicintity Map](#)

[03_P04_PHA Stores Resolution P&U.docx](#)

[04_P04_PHA Stores Legal Exhibits](#)

[05_P04_PHA Stores Presentation](#)

4B.G. [25-080](#)

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:

Ryan Phipps, PE, Engineering Program Manager/Capital Projects
Kellie Billingsley, Real Estate Services Manager

Attachments:

[4 Resolution - Exhibit A](#)

[1 SSS - Location Map](#)

[2 SSS - Resolution](#)

[5 Marksheffel -Stetson SSS Presentation](#)

5. Recognitions**5.A. [25-109](#)
Est. Time: 10
minutes**

City Council Appointments to Boards, Commissions, and Committees

Presenter:

Randy Helms, Council President and Councilmember District 2

Attachments:

[03112025 Boards Commissions and Committee Appointments](#)

[03112025 El Paso-Teller County 911 Authority Board Appointment Packet](#)

[03112025 PPRBD Appointment Packet](#)

[03112025 Stormwater Advisory Committee Appointment Packet](#)

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. [25-121](#)
Est. Time: 15 minutes
- An Ordinance Appointing Natalie Lovell As City Auditor And Prescribing Her Duties, Compensation, and Teunure In Office, And Superseding And Repealing All Prior Ordinances Inconsistent With The Provisions Of This Ordinance

Presenter:
Randy Helms, City Council President

Attachments: [City Auditor Ordinance \(Lovell\) Final.docx](#)

- 11.B. [PDZZ-24-0004](#)
Est. Time: 10 minutes
- An Ordinance amending the zoning map of the City of Colorado Springs pertaining to 16.71 acres located northeast of the South Union Boulevard and South Circle Drive intersection from PDZ (Planned Development Zone; Single-Family Residential; maximum density of 5.37 dwelling units per acre; maximum building height of thirty (30) feet) District to PDZ (Planned Development Zone; Residential; maximum density of twelve (12) units per acre; maximum building height of thirty (30) feet) District. (Quasi-judicial) (1st Reading only to set the public hearing date for March 25, 2025)

Presenter:
Allison Stocker, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [ZC Ordinance Cottages at Spring Creek](#)
[Exhibit A LegalDescriptor](#)
[Exhibit B Zone Change](#)
[Cottages Spring Creek CPC Staff Report Revised 20250213](#)
[Exhibit 2 Land Use Plan](#)
[Exhibit 3 Public Comments](#)
[Exhibit 4 Traffic Impact Study](#)
[Exhibit 5 Ordinance 06-09](#)
[Exhibit 6 Project Statement](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Staff Cottages Spring Creek CC 1st Presentation 20250214](#)
[Cottages Spring Creek CPC Staff Report 20250212](#)
[MeetingMinutes Cottages at Spring Creek 2025.02.12](#)

12. Public Hearing

Southern Colorado Rail Park Addition No. 1 Annexation Estimated Time: 90 minutes

- 12.A.** [ANEX-24-0013RF](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Southern Colorado Rail Park Addition No. 1 Annexation.
(Legislative)

Related Files: ANEX-24-0013, PDZZ-24-0005, PDZL-24-0006

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Attachments:

[ResFindofFact_Southern Colorado Rail Park Addition No. 1](#)

[Exhibit A - Signed and Stamped Legal Description](#)

[Exhibit B - SCRП - Annexation Agreement - Final - ready to execute](#)

[EXHIBIT 12A - Planner Affidavit](#)

[BoCC Res No. 24-229.pdf](#)

[Exhibit 12B - Signed Clerk Affidavit](#)

[Exhibit 12C - Surveyor's Affidavit](#)

[Staff Presentation SCRП Annexation](#)

[022825 CSU Southern Colorado Rail Park City Council \(FINAL\)](#)

[Applicant Presentation_City Council.pdf](#)

12.B. [ANEX-24-0013](#)

An Ordinance annexing the area known as Southern Colorado Rail Park Addition No. 1 located south and west of Highway 25 and South Santa Fe intersection, adjacent to Fort Carson consisting of 3,107.11 acres.

(Legislative)

Related Files: ANEX-24-0013RF, PDZZ-24-0005, PDZL-24-0006

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Attachments:

[Ordinance - Annexation Southern Colorado Rail Park Addition No. 1](#)

[Exhibit A - Legal Description and Plat - Final](#)

[DRAFT Annexation Agreement V1 PostCAO 1-15-2024.docx](#)

[Staff Report SCRP](#)

[Attachment 1 - SCRP - Project Statement](#)

[Attachment 2 - SCRP - City Annexations by Decade](#)

[Attachment 3 - SCRP - Enterprise Zone Map](#)

[Attachment 4 - SCRP - Contiguous Boundary Exhibit](#)

[Attachment 5 - SCRP - Annexation Plat - Draft](#)

[Attachment 6 - SCRP - Legal Description - Draft](#)

[Attachment 7 - SCRP - Exhibit A&B - Zone Establishment - Draft](#)

[Attachment 8 - SCRP - Land Use Plan - Draft](#)

[Attachment 9 - SCRP - Vicinity Map](#)

[Southern CO Rail Park EZ Location Letter & Map.pdf](#)

[SCRP - Petition for Annexation.pdf](#)

[COS SCRP Fiscal Impact Analysis](#)

[COS SCRP Appendix LOS](#)

[7.5.701 ANNEXATION OF LAND](#)

12.C. [PDZZ-24-0005](#)

An Ordinance amending the zoning map of the City of Colorado Springs relating to 3,107.11 acres located south and west of the Highway 25 and South Santa Fe intersection, adjacent to Fort Carson, establishing the PDZ (Planned Development Zone; Non-Residential; maximum square footage of 7,000,000 square feet; maximum building height of 120 feet) District (Legislative)

Related Files: ANEX-24-0013, PDZL-24-0006, ANEX-24-0013RF

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Attachments:

[Zoning Ordinance-SCRP](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Map Depiction](#)

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

12.D. [PDZL-24-0006](#)

Establishment of the Southern Colorado Rail Park Land Use Plan for proposed Civic, Public, Institutional, Commercial, Light and Heavy Industrial, Existing Mining Operations, Ballistic, Military, Aerospace, Rail Spur, and Streets/Utility Rights-of-Way consisting of 3,107.11 acres located south and west of Highway 25 and South Santa Fe intersection, adjacent to Fort Carson. (Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Related Files: ANEX-24-0013, PDZZ-24-0005, ANEX-24-0013RF

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 3.

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Attachments:

[SCRP - Land Use Plan](#)

[7.5.514 LAND USE PLAN](#)

Summit View Addition No. 1 Annexation Estimated Time: 90 minutes

- 12.E. [ANEX-23-0021RF](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for the annexation of property known as Summit View Addition No. 1 Annexation. (Legislative)

Related Files: ANEX-23-0021, ZONE-23-0035, LUPL-23-0011

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Resolution Finding of Fact](#)

[Exhibit A Legal Plat Combined](#)

[Exhibit B Annexation Agreement](#)

[Planner Affidavit 12.26.2024](#)

[Surveyor Affidavit 092624 Summit View](#)

[City Clerk Affidavit .pdf](#)

[MeetingMinutes 2024.10.09](#)

[Summit View Addition No. 1 031125 \(Final\)](#)

- 12.F.** [ANEX-23-0021](#) An Ordinance annexing to the City of Colorado Springs that area known as Summit View Addition No. 1 Annexation consisting of 32 acres located northeast of Stetson Hills Boulevard and Templeton Gap Road.
(Legislative)

Related files: ANEX-23-0021RF, ZONE-23-0035, LUPL-23-0011

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Annexation Post Petition Project Statement](#)
[Vicinity Map Summit View Addition No. 1](#)
[Exhibit A1 Petition for Annexation Summit View](#)
[Exhibit A2 Petition for Annexation Summit View](#)
[ANEX ORD Summit View Addition No. 1](#)
[Exhibit A Legal Plat Combined](#)
[FIA Updated 011325](#)
[Project Statement](#)
[Land Use Plan UPDATED](#)
[TIA](#)
[EXHIBIT A - Summit View.pdf](#)
[EXHIBIT B - Summit View.pdf](#)
[Staff Report Summit View Addition No. 1 091724](#)
[7.5.701 ANNEXATION OF LAND](#)

- 12.G.** [ZONE-23-0035](#) An Ordinance amending the zoning map of the City of Colorado Springs pertaining to 32 acres establishing a R-Flex Medium/AP-O (Residential Flex Zone Medium with Airport Overlay) zone district located northeast of Stetson Hills Boulevard and Templeton Gap Road.
(Legislative)

Attachments:

[ORD_ZONE ESTABLISHMENT \(002\).docx](#)
[EXHIBIT A - Summit View.pdf](#)
[EXHIBIT B - Summit View.pdf](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

12.H. [LUPL-23-0011](#)

Establishment of the Summit View Land Use Plan for proposed Single-Family and Multi-Family Use consisting of 32.76 acres located northeast of Stetson Hills Boulevard and Templeton Gap Road.

(Legislative)

Related Files: ANEX-23-0021RF, ANEX-23-0021,
ZONE-23-0035

Presenter:

Chris Sullivan, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Land Use Plan](#)

[7.5.514 LAND USE PLAN](#)

13. New Business Continued

13.A. [CODE-24-0006](#)

Est. Time: 90
minutes

An Ordinance amending Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, as related to accessory dwelling units.
(Legislative)

Related Files: CODE-24-0006
Located in All Council Districts

Presenter:

Daniel Sexton, DRE Planning Manager, Planning Department
Kevin Walker, Director, Planning Department

Attachments:

[UDC-Accessory Dwelling Units Ord 2025.02.19 - Final](#)

[Staff Report ADU Ordinance vf](#)

[1 - ADU Ordinance](#)

[2 - Ordinance No. 20-39](#)

[3 - Ordinance No. 20-37](#)

[4 - House Bill 24-1007](#)

[5 - House Bill 24-1152](#)

[6 - Senate Bill 24-174](#)

[7 - Public Comments](#)

[8 - ADU Ordinance - Table of Proposed Changes](#)

[7.5.702 AMENDMENT TO UDC TEXT](#)

[PublicComments Combined 1262024](#)

[PublicComment Combined 12102024](#)

[ADU Ordinance Preliminary Survey Results 1292024](#)

[ADU Ordinance_CC Work Session_Staff Presentation_Final](#)

[Public Comments 1102025](#)

[HNP Topic Papers-Matrix 1122025](#)

[ADU Ordinance_CC Public Hearing_Staff Presentation_Final](#)

[ADU Ordinance - Table of Proposed Changes - 02-18-2025_rev](#)

[Fire Code Appendix K](#)

[RodStambaugh 212025](#)

[ADU Ordinance_CC Public Hearing_Staff Presentation_Final](#)

14. Added Item Agenda**15. Executive Session****16. Adjourn**

