



# City of Colorado Springs

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

## Meeting Minutes City Council

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Tuesday, May 27, 2025

9:00 AM

Council Chambers

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**The meeting will begin at the conclusion of the Work Session Meeting**

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### How to Comment on Agenda Items

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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**

**Present:** 9 - Councilmember Tom Bailey, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, Councilmember Kimberly Gold, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Roland Rainey Jr., Councilmember Brian Risley, and Councilmember Brandy Williams

Councilmember Donelson left at approximately 2:08 PM and returned at approximately 2:12 PM.

Councilmember Henjum and Councilmember Leinweber left the meeting at 3:17 PM.

## **2. Invocation and Pledge of Allegiance**

The Invocation was made by Reverend Pat Hartsock from the First Presbyterian Church

President Crow-Iverson led the Pledge of Allegiance.

## **3. Changes to Agenda/Postponements**

Citizen Carol Beckman requested items 4B.B. and 4B.C. to be removed

from the Consent Calendar.

Consensus of Council agreed to these changes on the agenda.

#### **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. [25-266](#)** City Council Regular Meeting Minutes May 13, 2025

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [5-13-2025 City Council Meeting Minutes Final](#)

**Motion by Councilmember Risley, seconded by Councilmember Henjum, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9-0-0-0**

**4B.D. [25-268](#)** Appointments to Pikes Peak Rural Transportation Authority and Fountain Creek Watershed Flood Control and Greenway District

Presenter:

Lynette Crow Iverson, Council President and Councilmember At-Large

**Attachments:** [05272025 Appointments to Fountain Creek Watershed Flood Control and PPRTA BODs](#)

#### Approval of the Consent Agenda

**Motion by Councilmember Risley, seconded by Councilmember Henjum, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9-0-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

#### **5. Recognitions**

**5.A. [25-278](#)** A Resolution Honoring June 6, 1944 as D-Day

Presenter:

Dave Donelson, Councilmember District 1

**Attachments:** [D-Day](#)

[Signed Resolution No. 67-25.pdf](#)

Councilmember Donelson provided a brief history of D-Day, honored his father-in-law and those who served in the war, and read the Resolution honoring June 6, 1944 as D-Day.

**Motion by Councilmember Henjum, seconded by Councilmember Gold, that the Resolution honoring June 6, 1944 as D-Day be adopted. The motion passed by a vote of 9-0-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

**5.B. [25-262](#)** A Resolution designating May as Historic Preservation Month.

Presenter:

Nancy Henjum, Councilmember District 5

William Gray, Senior Planner, City Planning Department

Kevin Walker, Director, City Planning Department

**Attachments:** [Resolution HistoricPreservation 2025](#)

[Signed Resolution No. 68-25.pdf](#)

Councilmember Henjum spoke about the importance of recognizing the history of the community.

Councilmember Henjum and Councilmember Gold read the Resolution recognizing May as Historic Preservation Month.

Christine Lowenberg, Chair, Historic Preservation Board (HPB), provided an overview of the Historic Preservation Survey, history of Historic Preservation Month, historic preservation achievements, ways to celebrate the month, and expressed gratitude for the efforts of everyone involved in historic preservation within the community.

Bill Gray, Senior Planner, Planning and Neighborhood Services, acknowledged Paige Saulsbury, owner, Kather C. Moore House and Will Rapp, owner, Howard and Ruth Dutzi House, for their contributions toward of historic preservation.

**Motion by Councilmember Henjum, seconded by Councilmember Bailey, that the Resolution designating May as Historic Preservation Month be adopted. The motion passed by a vote of 9-0-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

**5.C.    [25-267](#)**      Appointments to Pikes Peak Library District Board of Trustees

Presenter:

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

**Attachments:**    [05272025 Appointment to PPLD](#)

President Crow-Iverson presented the appointments to Pikes Peak Library District (PPLD) Board of Trustees.

Trevor Gloss, Attorney, provided a brief overview of the process for selection of appointees to the PPLD Board of Trustees.

Councilmember Donelson asked if citizens were informed that they would have the opportunity to speak at today's meeting. President Crow-Iverson confirmed that based on the number of emails she received, they were.

President Crow-Iverson stated Kaname "Kenny" Kuniyuki, designated appointee, was unanimously approved by the El Paso County Board of Commissioners.

Councilmember Henjum, Council Liaison to the PPLD Board of Trustees, provided an overview of the ranking and selection process and stated by using a rubric for ranking, her first choice was John Henderson and Mr. Kuniyuki was her fourth choice.

Citizens Karla Powers, Lisa Bigelow, and Katherine Czukas spoke in opposition to the appointment of Mr. Kuniyuki.

Councilmember Rainey asked if City Council does not approve Mr. Kuniyuki to advance, it would have to go back to the joint committee. Mr. Gloss confirmed it would.

Mr. Kuniyuki provided a brief overview of his background, experience, and plans for the PPLD.

Councilmember Donelson asked how long Mr. Kuniyuki has lived in the City. Mr. Kuniyuki stated he has resided here since February 2024.

Councilmember Donelson asked Mr. Kuniyuki if he could commit to never closing neighborhood libraries. Mr. Kuniyuki stated he cannot

make that type of statement at this time because the PPLD Board would need to have discussion on that.

Councilmember Donelson asked Mr. Kuniyuki if he would commit to bringing a library back to the Rockrimmon neighborhood. Mr. Kuniyuki stated he believes they should definitely consider looking at how to do that in a financially responsible manner.

Councilmember Donelson stated he does not recommend Mr. Kuniyuki for the PPLD Board of Trustees because he does not believe he is the best selection for the library right now, this would send a message to citizens that the Council is concerned about maintaining libraries that are accessible to neighborhoods, elderly citizens, and families with children ,and there was an applicant who served on the PPLD Board during the Rockrimmon Library branch closure who has the experience needed for this position.

Councilmember Henjum stated with the PPLD being subject to the Taxpayer Bill of Rights (TABOR) limit on revenue, they will continue to lose money and she feels the PPLD Board of Trustees needs to determine what the library system is for and how they want to serve the needs of the community with the budget they have.

**Motion by Councilmember Risley, seconded by Councilmember Bailey, that the appointment to the Pikes Peak Library District Board of Trustees be adopted. The motion failed by a vote of 3-6-0-0**

**Aye:** 3 - Bailey, Crow-Iverson, and Risley

**No:** 6 - Donelson, Gold, Henjum, Leinweber, Rainey Jr., and Williams

## **6. Mayor's Business**

There was no Mayor's Business.

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

### **4B.B. [25-227](#)**

A Resolution Authorizing the Acquisition of Approximately 5.75 Acres of Property, Identified as the Cumbre Vista Park Extension, through the Park Land Dedication Ordinance (PLDO) Program

Presenter:

Britt Haley, Director, Parks, Recreation and Cultural Services  
Department

Lonna Thelen, Parks, Recreation and Cultural Services Design and  
Development Manager

**Attachments:** [CC - PLDO supplemental for Cumbre Vista Expansion - LT](#)  
[Resolution\\_SD20 Cumbre Vista](#)  
[Signed Resolution No. 66-25.pdf](#)

Lonna Thelen, Parks, Recreation and Cultural Services Design and Development Manager, presented the Resolution authorizing the acquisition of approximately 5.75 acres of property, identified as the Cumbre Vista Park Extension, through the Park Land Dedication Ordinance (PLDO) Program and the Ordinance for a supplemental appropriation to the Park Land Dedication Ordinance Fund in the amount of \$794,740 to be used for the purchase of a 5.75 acre property from El Paso County School District 20.

Citizen Carol Beckman spoke in opposition of the proposed Ordinance and the need for sustainable funding for parks.

Councilmember Henjum requested additional information regarding Park Impact Fees. Britt Haley, Director, Parks, Recreation, and Cultural Services, provided an overview of funding opportunities for additional parkland/park services and encouraged community participation in the upcoming revision of the Park Master Plan to help determine the best path for the community.

Councilmember Leinweber asked if this would allow acquisition of the land which may be built up in the future. Ms. Thelen stated this will allow the PLDO funding to acquire the property for future construction.

Councilmember Leinweber asked how far Parks is behind on deferred maintenance. Ms. Thelen stated approximately \$300 million.

**Motion by Councilmember Bailey, seconded by Councilmember Risley, that the Resolution authorizing the acquisition of approximately 5.75 acres of property from El Paso County School District 20 through the Park Land Dedication Ordinance (PLDO) Program be adopted. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

**4B.C. [25-203](#)**

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 \$794,740 to be used for the purchase of a 5.75 acre property from El Paso County School District 20.

Presenter:

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

**Attachments:** [CC - PLDO supplemental for Cumbre Vista Expansion - LT](#)  
[Ordinance - PLDO Supplemental Appropriation - Cumbre Vista](#)  
[Expansion](#)

Please see comments in Agenda item 4B.B.

**Motion by Councilmember Henjum, seconded by Councilmember Bailey, that the Ordinance approving a supplemental appropriation from the Park Land Dedication Ordinance (PLDO) neighborhood park fund balance in the amount of \$794,740 for the purchase of the Cumbre Vista Park extension be approved on first reading. The motion passed by a vote of 9-0-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

## **8. Utilities Business**

There was no Utilities Business.

## **9. Unfinished Business**

- 9.A.** [25-177](#) Ordinance No. 25-55 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](#)  
[Signed Ordinance No. 25-55.pdf](#)

Charae McDaniel, Chief Financial Officer, presented the Ordinance for a supplemental appropriation of \$194,000 to the Lodgers and Automobile Rental Tax (LART) fund for four additional projects and events as recommended by the LART Citizen Advisory Committee (CAC).

There were no comments on this item.

**Motion by Councilmember Henjum, seconded by Councilmember Williams, that the Ordinance approving a supplemental appropriation to the Lodgers & Auto Rental Tax (LART) Fund for additional projects and events recommended by the LART Citizen Advisory Committee be finally passed. The motion passed by a vote of 9-0-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

**9.B. [25-206](#)**

Ordinance No. 25-56 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](#)  
[Signed Ordinance No. 25-56.pdf](#)

Aimee Cox, Chief Housing and Homelessness Officer, Housing and Homelessness Response Department, presented the Ordinance 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.

Citizen Sarah Markham, Tim Lewan, Laura Wilkey, Grant Decker, and Georgia Wunsch spoke in opposition of the proposed project.

Councilmember Bailey requested additional information regarding the project. Ms. Cox stated staff received applications for the Concept Plan and Development Plan, but this project did not require a zone change and residents of this complex will earn sixty to seventy percent of the Area Median Income (AMI) which is \$67,500 and \$78,750.

**Motion by Councilmember Donelson, to postpone the Ordinance No. 25-56 authorizing the issuance and delivery of the City's multi-family housing revenue**



bonds for Royal Pine in one or more tax-exempt or taxable series, in an aggregate principal amount not to exceed \$60,000,000. The motion failed for lack of second.

Councilmember Donelson stated when citizens buy their homes, they trust that the City will not change the zoning and drop in a large, high density, affordable housing complex and City Council has the opportunity to listen to the citizens and vote no on this item.

Councilmember Henjum requested additional information regarding the residents who will be living in these units. Ms. Cox provided an overview of the percentages of Average Median Income (AMI) for the tenants of the complex.

**Motion by Councilmember Henjum, seconded by Councilmember Bailey, that the Ordinance No. 25-56 authorizing the issuance and delivery of the City's multi-family housing revenue bonds for Royal Pine in one or more tax-exempt or taxable series, in an aggregate principal amount not to exceed \$60,000,000 be finally passed. The motion passed by a vote of 8-1-0-0**

**Aye:** 8 - Bailey, Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

**No:** 1 - Donelson

## **10. New Business**

- 10.A.** [25-277](#) A Resolution Opposing Governor Polis' Executive Order D 2025-005 and Related State Housing Laws, and Reasserting The City's Home Rule Authority

**Attachments:** [Resolution Opposing Executive Order D2025 005](#)  
[Signed Resolution No. 69-25.pdf](#)

Councilmember Risley read the Resolution opposing Governor Polis' Executive Order D 2025-005 and related state housing laws and reasserting the City's Home Rule Authority.

President Pro Tem Risley and Councilmember Leinweber, and Councilmember Williams spoke about the importance of the City maintaining Home Rule Authority.

Citizens Janette Capron, Member, Historic Neighborhood Partnership (HNP), Lisa Bigelow, and Dutch Schultz, President, Old North End Neighborhood Association Board of Directors, spoke in support of the proposed Resolution.

Jamie Fabos, Chief of Staff, stated the Administration is in opposition to the proposed Resolution because the state's Department of Local

Affairs (DOLA) has confirmed the City is currently in compliance with the state's recent legislation, but the proposed Resolution puts the City at risk of losing \$20 million in state grants. President Crow-Iverson stated legally, the Governor cannot arbitrarily withhold funding as a punishment for policy disagreement or political noncompliance.

President Pro Tem Risley stated there were a number of exclusions on the types of grants which could be withheld.

Councilmember Henjum stated she supports the City maintaining Home Rule Authority, but she will be voting no due to her concern with the potential loss of millions of dollars in state funding.

**Motion by Councilmember Leinweber, seconded by Councilmember Rainey Jr., that the Resolution opposing Governor Polis' Executive Order D 2025-005 and related state housing laws, and reasserting the City's Home Rule Authority be adopted. The motion passed by a vote of 7-2-0-0**

**Aye:** 7 - Bailey, Crow-Iverson, Donelson, Leinweber, Rainey Jr., Risley, and Williams

**No:** 2 - Gold, and Henjum

- 10.B.** [SUBD-24-0156](#) Ordinance No. 25-50 vacating a portion of public right-of-way known as Fillmore Place consisting of 0.034 acres located north of 2938 Main Street.  
(Legislative)

Presenter:

Johnny Malpica, Senior Comprehensive Planner, Planning Department

Kevin Walker, Director, Planning Department

**Attachments:** [SUBD-24-0156 ORDINANCE DRAFT JPM](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Vacation Plat](#)

[Exhibit C - Vicinity Map](#)

[Signed Ordinance No. 25-50.pdf](#)

Johnny Malpica, Senior Comprehensive Planner, Planning Department, presented the Ordinance vacating a portion of public right-of-way (ROW) known as Fillmore Place consisting of 0.034 acres located north of 2938 Main Street. He provided an overview of the project summary, site plan, existing conditions of ROW to be vacated, timeline of review, stakeholder involvement, application review criteria, and City Council optional motions.

There was no public comment in support or opposition to the project.

Councilmember Henjum asked what is prompting this proposed vacation of ROW. Mr. Malpica stated it is to put the home under common ownership.

Councilmember Donelson asked if the owner is planning to sell the property. Mr. Malpica stated the applicant's interest in selling the property is not an element of criteria that they review. Randy Purvis, representing the applicant, stated the property owner has not made a decision regarding the future of the property and this vacation meets the City's criteria, and the property has not been used for ROW for many years.

Councilmember Donelson asked what the property is currently zoned. Mr. Malpica stated it is zoned R-5 Residential.

Councilmember Donelson asked how big the property is. Mr. Malpica stated it is approximately 5,000 square feet and the portion to be vacated is approximately 1,900 square feet.

Councilmember Williams asked if the vacation would be for this property and the neighboring property. Mr. Malpica explained that the only area being vacated is the portion above the curb line.

**Motion by Councilmember Henjum, seconded by Councilmember Bailey, that the Ordinance No. 25-50 vacating a portion of public right-of-way known as Fillmore Place consisting of 0.034 acres located north of 2938 Main Street, based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.703 be finally passed. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

## **11. Public Hearing**

- 11.A.** [ZONE-25-00](#) Ordinance No. 25-51 to amend the zoning map of the City of Colorado Springs pertaining to 0.41 acres located at 1222 North Academy Boulevard from R-5 and MX-M (Multi-Family High and Mixed-Use Medium Scale) to MX-M (Mixed-Use Medium Scale). (Quasi-Judicial) (Second Reading and Public Hearing)

[01](#)

Related Files: N/A  
Located in Council District 5

Presenter:  
Ethan Shafer, Urban Planner II, Planning Department

Kevin Walker, 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](#)

[Signed Ordinance No. 25-51.pdf](#)

Ethan Shafer, Urban Planner II, Planning Department, presented the Ordinances amending the zoning map of the City pertaining to 0.41 acres located at 1222 North Academy Boulevard and 0.35 acres located at 1202 North Academy Boulevard from R-5 and MX-M (Multi-Family High and Mixed-Use Medium Scale) to MX-M (Mixed-Use Medium Scale). He provided an overview of the project Sunnyside AA, LLC, vicinity map, project summary, site plan, timeline of review, stakeholder involvement, agency review, PlanCOS compliance, application review criteria, and City Council optional motions.

John Olson, Urban Landscape, representing the applicant, went over the context map, ariel photos of the site, and PlanCOS strategies.

Councilmember Henjum stated this area needs redevelopment.

Councilmember Leinweber asked if the two property owners in between the two parcels were interested in redevelopment. Mr. Olson stated there was not an appetite for it at this time.

There was no public comment in support or opposition to the project.

**Motion by Councilmember Henjum, seconded by Councilmember Williams, that the Ordinance No. 25-51 amending the zoning map of the City of Colorado Springs pertaining to 0.41 acres located at 1222 North Academy Boulevard from R-5 and MX-M (Multi-Family High and Mixed-Use Medium Scale) to MX-M (Mixed-Use Medium Scale), based upon the findings that the request complies with the criteria for a Zoning Map Amendment (Rezoning) as set forth in City Code Section 7.5.703.D be finally passed. The motion passed by a vote of 8-0-1-0**

**Aye:** 8 - Bailey, Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

**Absent:** 1 - Donelson

- 11.B. [ZONE-25-0002](#) Ordinance No. 25-52 amending the zoning map of the City of Colorado Springs relating to 0.35 acres (15,153 square feet) located at 1202 North Academy Boulevard from R-5 and MX-M (Multi-Family High and Mixed-Use Medium Scale) to MX-M (Mixed-Use Medium Scale). (Quasi-Judicial) (Second Reading and Public Hearing)

Related Files: N/A  
Located in Council District 5

Presenter:  
Ethan Shafer, Urban Planner II, Planning Department  
Kevin Walker, 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](#)  
[Signed Ordinance No. 25-52.pdf](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Bailey, seconded by Councilmember Williams, that the Ordinance No. 25-52 amending the zoning map of the City of Colorado Springs pertaining to 0.35 acres (15,153 square feet) located at 1202 North Academy Boulevard from R-5 and MX-M (Multi-Family High and Mixed-Use Medium Scale) to MX-M (Mixed-Use Medium Scale), based upon the findings that the request complies with the criteria for a Zoning Map Amendment (Rezoning) as set forth in City Code Section 7.5.703.D be finally passed. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 11.C. [ZONE-22-0005](#) Ordinance No. 25-53 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) (Second Reading and Public Hearing)

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

**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 2024 E Boulder Final](#)  
[Concept Plan Final](#)  
[CC Staff Pres 2024 E Boulder](#)  
[Signed Ordinance No. 25-53.pdf](#)

William Gray, Senior Planner, Planning Department, presented the Ordinance amending the zoning map of the City pertaining to 0.39 acres 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. He provided an overview of the project, context map, project summary, site characteristics, rezoning area, timeline of review, stakeholder involvement, application review criteria, and City Council optional motions.

John Olson, Urban Landscape, representing the applicant, identified the proposed Site Plan and applications.

There was no public comment in support or opposition to the project.

President Pro Tem Risley stated this is a point of transition in this neighborhood with many mixed uses and as well as residential.

**Motion by Councilmember Leinweber, seconded by Councilmember Henjum, that the Ordinance No. 25-53 amending 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, based upon the findings that the request complies with the criteria for a Zone Map Amendment (Rezoning) as set forth in City Code Section 7.5.704.D be finally passed. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 11.D. [ZONE-24-00](#)  
[18](#) 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 FINAL](#)  
[HPB Meeting Mins 3.3.25 FINAL](#)  
[CC Staff Pres Parkside Historic District](#)  
[Signed Ordinance No. 25-54.pdf](#)

William Gray, Senior Planner, Planning Department, presented the Ordinance amending the zoning map of the City 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. He provided an overview of the project, context map, project summary, application, character, timeline of review, stakeholder involvement, application review criteria, and City Council optional motions.

Cheryl Brown, President, Historic Uptown Neighborhood Association,

representing the applicant, provided a brief overview of Historic Uptown, designated properties, and the benefits of historic preservation.

Tim Scanlon, representing the applicant, identified the features of the project, project purpose, timeline, proposed HP-O, historic significance, housing for the rising middle class, architecture, benefits of the HP-O, regulatory tools.

Diane Bridges, Chair, Historic Neighborhoods Partnership (HNP), stated this application has the full support of the HNP.

Ms. Brown went over the details of their request.

Councilmember Bailey asked if there would be any implications to the property which did not want the HP-O. Mr. Gray stated there would not be.

Councilmember Henjum, Councilmember Williams, and Councilmember Donelson express support of the proposed Ordinance.

Citizen Mike Anderson, Old North End Neighborhood Association Board of Directors, spoke in favor of the proposed HP-O.

**Motion by Councilmember Henjum, seconded by Councilmember Donelson, that the Ordinance No. 25-54 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, complies with the Standards for Designation of Areas for Zoning Overlay as set forth in City Code Section 7.2.608.B and the criteria for a Zone Map Amendment as set forth in City Code Section 7.5.704.D with the following condition: 1) The Parkside Historic District Design Standards as proposed in the initial application are approved with changes as follows: (a) the "Old North End Interpretive Guide" is incorporated into the standards by reference or exhibit to be a supporting document for guidance and results at all levels of historic rehabilitation work in the District; and (b) add a reference to the Design Standards stating, "for additional information on the Secretary of the Interior Standards for Rehabilitation visit the National Park Service's Historic Preservation Tax Incentives page (Standards for Rehabilitation) be finally passed. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

## **12. Added Item Agenda**

There were no items added to the Agenda.



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

Citizen Julia Melendez spoke about the need for cleanup and the prevention of illegal activities in the area of the Ivywild neighborhood and Cheyenne Creek.

Citizen Jaymen Johnson requested the City use drones instead of fireworks for the City's Fourth of July celebration.

Citizen Lee Brooks expressed appreciation for City Council and spoke about the need for vegetation for the wildlife in the City.

Citizen Dallas Whitewolf stated it is important to remember perspective and what matters most to people.

**14. Executive Session**

There was no Executive Session.

**15. Adjourn**

There being no further business to come before City Council, Council adjourned at 3:32 PM.

Sarah B. Johnson, City Clerk