



City of Colorado Springs

Regular Meeting Agenda - Final-revised City Council

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

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Tuesday, June 23, 2020

10:00 AM

Council Chambers

How to Watch the Meeting

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Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- CenturyLink Channel 18

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

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: 511 022 776#

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.** [20-151](#) Ordinance No. 20-40 amending Ordinance No. 19-87 (2020 Appropriation Ordinance) for a Supplemental Appropriation to the Trails, Open Space and Parks Fund in the Amount of \$6,243,900 for the Phase I Acquisition of Approximately 193.47 Acres of Property at the Black Canyon Quarry and 89.85 Acres of Property Known as the Pikeview Frontage Property (of a total of 148.02 Acres) for the Purpose of Public Open Space and Trails in the Mountain Shadows Candidate Open Space Area.

Presenter:
Britt Haley, TOPS Program Manager, Parks, Recreation & Cultural Services Department

Attachments: [Appropriation Ordinance.MTNSHADOWS_PhaseI](#)

4B. First Presentation:

- 4B.A.** [20-289](#) City Council Regular Meeting Minutes June 9, 2020

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [6-9-2020 City Council Meeting Minutes Final.pdf](#)

- 4B.B.** [20-284](#) Appointments to Boards and Commissions

Presenter:
Michael Montgomery, Deputy City Council Administrator

Attachments: [06232020 Boards and Commissions](#)

- 4B.C.** [20-236](#) A Resolution Accepting a Donation of a 5.3679 Acre Parcel of Real Property from Armstrong Financial Services, LLC to the City of Colorado Springs as part of the Flood Control - Colorado Springs Sand Creek/Karr to West Fork Stabilization Project

Presenter:
Tim Biolchini, City Stormwater Capital Projects Program Manager

Attachments: [AcceptingDonationArmstrongPropertyRES Final](#)
[Armstrong Doation Exhibit](#)

4B.D. [20-254](#) 2021 Audit Plan Approval

Presenter:

Jacqueline Rowland, Assistant City Auditor, Office of the City Auditor

Attachments: [2021 Audit Plan final.pdf](#)
[2021 Audit Plan Final for Approval](#)

4B.E. [CPC ZC
20-00026](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 4.48 acres located at 2520 Arlington Drive from R-1 6000/CU (single-family residential with a conditional use) to R5 (multi-family residential).

(Quasi-Judicial)

Related Files: CPC ZC 20-00026 and CPC CP 20-00027

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development
Peter Wysocki, Director, Planning and Community Development

Attachments: [ZC ORD SolidRockChristianCtr](#)
[Exhibit A - Legal description](#)
[Exhibit B - Zoning depiction](#)
[Aerial Vicinity Map](#)
[Context Map](#)
[Vicinity Map](#)
[Staff - Solid Rock - LJT](#)
[CPC Staff Report Solid Rock Christian Center](#)
[FIGURE 1- Concept Plan](#)
[FIGURE 2 - Project Statement](#)
[FIGURE 3 - neighborhood comments](#)
[Blancken_ltr_SolidRockChristianCtr](#)
[Olivas_email_SolidRockChristianCtr](#)
[FIGURE 4 - Vision Map](#)
[Figure 5 - Context Map](#)
[CPC Minutes ConsentCalendar](#)
[7.5.603.B Findings - ZC](#)

4B.F. [CPC CP
20-00027](#)

A concept plan for Solid Rock Christian Center establishing a multi-family and a religious institution located at 2520 Arlington Drive.

(Quasi-Judicial)

Related Files: CPC ZC 20-00026 and CPC CP 20-00027

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development
Peter Wysocki, Director, Planning and Community Development

Attachments: [FIGURE 1- Concept Plan](#)
[7.5.501.E Concept Plans](#)

4B.G. [CPC MP
07-00061-A8
MN20](#)

A minor amendment to the Briargate Master Plan changing the land use classification of 7.29 acres from Residential - Medium High to Residential-Medium, generally located north and east of the Austin Bluffs Parkway and Research Parkway intersection along Scarborough Drive.

(Legislative)

Related Files: CPC MP 07-00061-A8MN20, CPC PUZ 20-00002, CPC PUD 20-00003

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development
Peter Wysocki, Planning & Community Development Director

Attachments: [Presentation - Staff - Urban Research Duplexes](#)
[CPC Staff Report - Urban Collection at Briargate Square](#)
[Figure 1 - Briargate Master Plan Amendment](#)
[Figure 2 - Development Plan \(003\)](#)
[Figure 3 - Project Statement](#)
[Figure 4 - Surrounding Zoning & Land Uses](#)
[Figure 5 - Public Comments](#)
[Additional Public Comment](#)
[CPC Minutes UrbanCollectionAtBriargate draft](#)
[7.5.408 Master Plan](#)

4B.H. [CPC PUZ
20-00002](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 7.29 acres located north and east of the Austin Bluffs Parkway and Research Parkway intersection from PUD/CR/AO (Planned Unit Development with a Condition of Record and Airport Overlay) to PUD/AO (Planned Unit Development: 30-foot maximum building height, single-family attached units, density range of 8 to 11.99 dwelling units per acre with an Airport Overlay).

(Quasi-Judicial)

Related Files: CPC MP 07-00061-A8MN20, CPC PUZ 20-00002, CPC PUD 20-00003

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

Attachments:

[Ordinance](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Legal Description Depicted](#)

[Surrounding Zoning & Land Uses](#)

[Vicinity Map](#)

[7.5.603.B Findings - ZC](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

4B.I. [CPC PUD
20-00003](#)

A development plan for The Urban Collection at Briargate Square, developing 7.29 acres into 70 single-family attached residential units generally located north and east of the Austin Bluffs Parkway and Research Parkway intersection along Scarborough Drive.

(Quasi-Judicial)

Related Files: CPC MP 07-00061-A8MN20, CPC PUZ 20-00002, CPC PUD 20-00003

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

Attachments:

[Figure 2 - Development Plan](#)

[7.5.502.E Development Plan Review](#)

[7.3.606 PUD Development Plan](#)

5. Recognitions

- 5.A. [20-285](#) COVID-19 Anti-Hate Day Proclamation
- Presenter:
Yolanda Avila, Councilmember District 4
- Attachments:** [Anti Hate](#)
- 5.B. [20-290](#) Juneteenth Proclamation
- Presenter:
Andy Pico, Councilmember District 6
- Attachments:** [Juneteenth 2020](#)
- 5.C. [20-297](#) Bike Month Proclamation
- Presenter:
Jill Gaebler, Councilmember District 5
Kate Brady, Senior Bicycle Planner
- Attachments:** [Bike Month](#)
- 5.D. [20-270](#) A Resolution of Appreciation of Denny Nester, City Auditor for the City of Colorado Springs for his 20 years of service to the City of Colorado Springs
- Presenter:
Richard Skorman, City Council President, Colorado Springs City Council
- Attachments:** [DNester Retiree](#)
- 5.E. [20-283](#) A resolution Confirming the Appointment of Jacqueline Rowland as Interim City Auditor
- Presenter:
Richard Skorman, City Council President
- Attachments:** [Resolution Interim City Auditor](#)

6. Citizen Discussion For Items Not On Today's Agenda**7. Mayor's Business****8. Items Called Off Consent Calendar**

9. Utilities Business

- 9.A. [20-250](#) A Resolution of the City of Colorado Springs, Colorado regarding the City's intention to issue tax-exempt obligations.

Presenter:

Scott Shewey, Acting Chief Planning and Finance Officer, Colorado Springs Utilities

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [Reimbursement Resolution CC 6-23-2020](#)
[Reimbursement Resolution CC 6-23-2020 FINAL](#)

10. Unfinished Business

- 10.A. [CPC PUZ 19-00090](#) Ordinance No. 20-36 amending the zoning map of the City of Colorado Springs relating to 61.71 acres located southeast of Powers Blvd and Highway 83 from A (Agriculture) to PUD (Planned Unit Development: 35-foot maximum height, single-family detached units, maximum density of 4.0 du/ac)

(Quasi-Judicial)

Related File: CPC PUP 19-00091

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

Attachments:

[ZC Ordinance](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Legal Description Depicted](#)

[Vicinity Map](#)

[Kettle Creek North Presentation](#)

[CPC Staff Report - Kettle Creek](#)

[Figure 1 - Concept Plan](#)

[Figure 2 - Project Statement](#)

[Figure 3 - Surrounding Area & Context Map](#)

[Figure 4 - Neighborhood Comments](#)

[Figure 5 - Briargate Master Plan](#)

[Kettle Creek North - Additional Public Comments](#)

[CPC Minutes KettleCreek draft](#)

[7.5.603.B Findings - ZC](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

[City Planning Commission Minutes - 4.30.20](#)

- 10.B. [CPC CA
20-00006](#) Ordinance No. 20-37 amending Article 2 (Basic Provisions, Definitions, and Land Use Types and Classifications) and 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 Accessory Family Suites

(Legislative)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning and Community Development Department

Peter Wysocki, Director of Planning and Community Development

Attachments: [ORD CodeAmendment AccessoryFamilySuites](#)

[6.9.20 ADUs](#)

[CPC Staff Report - Accessory Dwelling Unit](#)

[Ordinance 1.1 - Accessory Family Suites](#)

[Affidavit - Occupancy total](#)

[Restrictive Covenant - Subdivision](#)

[Council Work Session Minutes - 9.9.19](#)

[Council Work Session Minutes - 01.27.20](#)

[City Planning Commission Minutes 4.30.20](#)

[5.22.20 City Council Work Session Presentation](#)

- 10.C. [CPC CA
20-00087](#) Ordinance No. 20-38 amending multiple sections of Article 2 (Basic Provisions, Definitions and Land Use Types and Classifications) and Multiple sections 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 Accessory Dwelling Units

(Legislative)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning and Community Development Department

Peter Wysocki, Director of Planning and Community Development

Attachments: [ORD CodeAmendmentADU Definitions & Conditional Use Permit](#)

[Restrictive Covenant - Owner Occupancy](#)

[Restrictive Covenant - Subdivision](#)

10.D. [CPC CA
20-00088](#)

Ordinance No. 20-39 amending Part 5 (Overlay 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 Accessory Dwelling Unit Overlay

(Legislative)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning and Community
Development Department

Peter Wysocki, Director of Planning and Community Development

Attachments: [ORD_CodeAmendment_ADUOverlay](#)

- 10.E. [CPC PUZ 19-00095](#) Ordinance No. 20-41 to amend the zoning map of the City of Colorado Springs pertaining to 59.52 acres from A (Agriculture) to PUD (Planned Unit Development: 35-foot maximum height, single-family detached units, 2-3.5 dwelling units per acre).

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

Attachments:

[ZC Ordinance](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Legal Description Depicted](#)

[Vicinity Map](#)

[1 - Notice of Appeal & Appellant Narrative](#)

[2 - Palermo - Additional Public Comments](#)

[Palermo Presentation](#)

[CPC Minutes_PalermoFilings345_draft](#)

[CPC Staff Report - Palermo Filings 3, 4, and 5](#)

[Figure 1 - Development Plan](#)

[Figure 2 - Project Statement](#)

[Figure 3 - Public Comments \(Initial & Following Neighborhood Meeting\)](#)

[Figure 4 - Public Comments \(Following CPC Notification\)](#)

[Figure 5 - Flying Horse Master Plan](#)

[Figure 6 - Deer Creek at Northgate Staff Report](#)

[Item 6.D.E. - Palermo - Additional Public Comments](#)

[7.5.603.B Findings - ZC](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

[7.5.906 \(B\) Planning Commission Appeal](#)

11. New Business

11.A. [20-282](#) Formation of a Colorado Springs Police Department Accountability Advisory Committee

Presenter:

Richard Skorman, City Council President and Third District Representative

Wayne Williams, City Council At-Large Representative

Attachments: [PDAccountabilityCmte.pptx](#)
[Citizens Accountability Advisory Board](#)
[ADVISORY-Application Process now open for new Police Accountability Adviso](#)
[LETACdraft](#)

11.B. [20-239](#) A Resolution of the City Council of the City of Colorado Springs Approving Issuance of Limited Tax General Obligation Series 2020 Bonds by the Interquest Town Center Business Improvement District in an Amount Not to Exceed \$2,860,000

(Legislative Item)

Presenters:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Peter Wysocki, Planning and Community Development Director

Attachments: [Resolution](#)
[ITC PowerPoint](#)
[Attachment 1- Transmittal Letter](#)
[Attachment 2- Draft District Bond Resolution](#)
[Attachment 3- Bond Details](#)
[Attachment 4- Preliminary Financing Numbers](#)
[Attachment 5- Draft General Counsel Opinion](#)
[Attachment 6- Draft Bond Counsel Opinion](#)
[Attachment 7- External Financial Advisor Opinion](#)
[Attachment 8- Summary of Improvements Costs](#)
[Attachment 9- Improvements Map](#)
[Attachment 10- Summary of Interest Rates for Privately Placed Debt](#)
[Attachment 11 Interquest Town Center Cost Detail](#)
[Attachment 12.a- 2020-06-01 RBCCM Memo for Interquest Town Center BID v](#)
[Attachment 12.b- 2020-06-02 Interquest TC Comps - Corrected](#)

12. Public Hearing

- 12.A. [CPC MP 87-00381-A22 MJ18](#) A resolution approving a major amendment to the Banning Lewis Ranch Master Plan changing the land use designation of 10.09 acres from Research and Development to Commercial.

(Legislative)

Related Files: CPC MP 87-00381-A22MJ18, CPC CU 18-00170

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development Department

Peter Wysocki, Planning & Community Development Director

Attachments:

[Resolution](#)

[Exhibit A - Banning Lewis Ranch Master Plan Amendment](#)

[Vicinity Map](#)

[Presentation - Staff - Advanced Motocross](#)

[CPC Staff Report - Advanced Concrete Motocross](#)

[Figure 1 - Banning Lewis Ranch Master Plan Amendment](#)

[Figure 2 - Conditional Use Development Plan](#)

[Figure 3 - Project Statement](#)

[Figure 4 - Surrounding Zoning & Land Uses](#)

[Figure 5 - Fiscal Impact Analysis](#)

[CPC Minutes AdvancedConcreteMotocross draft](#)

[7.5.408 Master Plan](#)

- 12.B.** [CPC CU 18-00170](#) A conditional use development plan for an indoor motorcross training facility on 10.09 acres zoned PIP-2/CR/AO APZ-2 (Planned Industrial Park with Conditions of Record and an Airport Overlay-Accident Potential Subzone 2), located south of the southwest corner of Drennan Road and Aerospace Boulevard.

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A22MJ18, CPC CU 18-00170

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development Department

Peter Wysocki, Planning & Community Development Director

Attachments: [Figure 2 - Conditional Use Development Plan](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

- 12.C.** [CPC A 19-00068-R](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Sorpresa East Addition No.1

(Legislative)

Related Files: CPC A 19-00068-R, CPC A 19-00068, CPC PUZ 19-00138, CPC PUP 19-00139

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development

Peter Wysocki, Director of Planning & Community Development

Attachments: [RES FindingsOfFact SorpresaEastAdditionNo.1](#)

[Exhibit A](#)

[Exhibit B - Sorpresa East Add. No. 1 Annexation Agreement](#)

[Clerk Affidavit Sorpresa East](#)

[Planner Affidavit Sorpresa East](#)

[Surveyor Affidavit Sorpresa East](#)

12.D. [CPC A
19-00068](#)

An ordinance annexing to the City of Colorado Springs that area known as Sorpresa East Addition No. 1 consisting of 8.83 acres.

(Legislative)

Related Files: CPC A 19-00068-R, CPC A 19-00068, CPC PUZ 19-00138, CPC PUP 19-00139

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development
Peter Wysocki, Director of Planning & Community Development

Attachments:

[ORD_AnnexSorpresaEastAdditionNo.1](#)

[Exhibit A](#)

[Staff Presentation Sorpresa East Annexation CC 6-23-2020](#)

[FIGURE 1 Project Statement 4-10-20](#)

[FIGURE 2 Public Comments](#)

[Comments for April 30 Planning Commission](#)

[Fw For APRIL 30 MEETING -Public Comments for Sorpress East Filing No. 1 -](#)

[FIGURE 3 Public Comment Response](#)

[CPC Staff Report Sorpresa East Annexation](#)

[FIGURE 4 Sorpresa East Annexation Plat](#)

[FIGURE 5 Enclave Analysis](#)

[FIGURE 6 Fiscal Impact Analysis Sorpresa East](#)

[FIGURE 7 Sorpresa East Add. No. 1 Annexation Agreement FINAL DRAFT](#)

[FIGURE 8 Vicinity and Surrounding Uses](#)

[FIGURE 9 Sorpresa East PUD Concept Plan](#)

[FIGURE 10 Sorpresa Graphic Enlargement](#)

[FIGURE 11 PlanCOS Supporting Map](#)

[CPC Minutes SorpresaEastAnnexation_draft](#)

[7.6.203-Annexation Conditions](#)

- 12.E. [CPC PUZ
19-00138](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 8.83 acres located southeast of Sorpresa Lane and Gilpin Peak Drive establishing the PUD/AO (Planned Unit Development: single-family residential, 8 DU/AC, 35-foot maximum building height with Airport Overlay) zone

(Legislative)

Related Files: CPC A 19-00068-R, CPC A 19-00068, CPC PUZ 19-00138, CPC PUP 19-00139

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development
Peter Wysocki, Director of Planning & Community Development

Attachments: [ZC_ORD_SorpresaEastAdditionNo.1](#)

[Exhibit A - Legal Desc](#)

[Exhibit B - ZoneChangeDepiction](#)

[7.5.603.B Findings - ZC](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

- 12.F. [CPC PUP
19-00139](#) Sorpresa East PUD Concept Plan for 8.83 acres of residential development located southeast of Sorpresa Lane and Gilpin Peak Drive.

(Quasi-Judicial)

Related Files: CPC A 19-00068-R, CPC A 19-00068, CPC PUZ 19-00138, CPC PUP 19-00139

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development
Peter Wysocki, Director of Planning & Community Development

Attachments: [FIGURE 9 Sorpresa East PUD Concept Plan](#)

[7.5.501.E Concept Plans](#)

[7.3.605 PUD Concept Plan](#)

13. Added Item Agenda

14. Executive Session

15. Adjourn