



# City of Colorado Springs

## Regular Meeting Agenda - Final City Council

Plaza of the Rockies  
South Tower, 5th Floor  
Blue River Board Room  
121 S Tejon St  
Colorado Springs, CO  
80901

*City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event.*

---

Tuesday, May 11, 2021

10:00 AM

Blue River Board Room

---

### 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)  
- 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](mailto: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](mailto:allcouncil@coloradosprings.gov) in addition to calling +1 720-617-3426 United States, Denver (Toll) and entering this Conference ID: 773 914 721#

### 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.** [CPC ZC 20-00179](#) Ordinance No. 21-42 amending the zoning map of the City of Colorado Springs pertaining to 0.68 acres located north of the Paseo Road and Melissa Drive intersection from R-1 6000 (Single-family Residential) to OC (Office Complex)

(Quasi-Judicial)

Presenter:

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

**Attachments:** [ORD\\_ZC\\_PinnacleParkingPlan](#)  
[Exhibit A Legal Description and Exhibit](#)  
[Vicinity Map](#)

#### **4B. First Presentation:**

- 4B.A.** [21-253](#) City Council Meeting Minutes April 27, 2021

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [4-27-2021 City Council Meeting Minutes Final](#)

- 4B.B.** [21-249](#) Appointments to Boards, Commissions, and Committees

Presenter:

Michael Montgomery, Deputy City Council Administrator

**Attachments:** [051121 Boards Commissions and Committee Appointments](#)

- 4B.C.** [21-260](#) The City Clerk reports that on April 29, 2021 there was filed with her a petition for the annexation of Woodmen East Commercial Center 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:** [Woodmen East Commercial Center - Annexation Petition](#)  
[Vicinity Map Woodmen East Commercial Center Addition No.1](#)

- 4B.D.** [21-219](#) A Resolution of the City of Colorado Springs, Colorado regarding the City's intention to issue tax-exempt obligations.

Presenter:

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

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [Colorado Spring Utilities - Reimbursement Resolution No. 21-](#)

- 4B.E.** [21-220](#) A Resolution Approving an Intergovernmental Agreement for Fire Protection and Incident Response Services

Presenter:

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [PuebloCounty\\_IGA\\_Fire Protection and Incident Response](#)

[Resolution - Pueblo County Fire Prot Inc Resp IGA](#)

- 4B.F.** [21-228](#) A Resolution Approving an Intergovernmental Agreement for Wildfire Mitigation and Suppression Planning

Presenter:

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [PuebloCounty\\_IGA\\_Mitigation and Suppression Planning](#)

[Resolution - Pueblo County Wildfire Mitigation Suppression Planning IGA](#)

**4B.G.** [CPC ZC  
21-00005](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 8.83 acres located at 301 South Union Boulevard from PF (Public Facility) to OC (Office Complex).

(Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development  
Peter Wysocki, Director, Planning and Community Development

**Attachments:**

[ORD\\_ZC\\_301SUnionBlvd](#)

[Exhibit A - Legal Desc](#)

[Exhibit B - Zone Change](#)

[CPC Staff Report 301 S Union](#)

[Concept Plan](#)

[Project Statement](#)

[PlanCOS Vision Map](#)

[Context Map](#)

[CPC\\_Minutes\\_Consent\\_draft](#)

[7.5.603.B Findings - ZC](#)

**4B.H.** [CPC CP  
21-00006](#)

The 301 South Union Concept Plan for development of 128 residential units and 17,900 square feet of commercial space, on 8.83 acres, located at 301 South Union Boulevard.

(Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development  
Peter Wysocki, Director, Planning and Community Development

**Attachments:**

[Concept Plan](#)

[7.5.501.E Concept Plans](#)

- 4B.I.** [21-165](#) A Resolution declaring the intent of the City of Colorado Springs, Colorado to issue its Multifamily Housing Revenue Bonds to finance the construction of Bentley Commons, a 192 unit affordable housing project, located at 2730 Bentley Point, Colorado Springs, CO.

Presenter:

Steve Posey, HUD Program Manager, Planning & Community Development

John Bales, Fred Marienthal, Kutak Rock LLP

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [Colorado Springs Bentley Commons 2021 Inducement Resolution Presentation Prelim Inducement Res Bentley Commons](#)

- 4B.J.** [21-168](#) A resolution of the City of Colorado Springs approving a service plan for the Hancock Metropolitan District Nos. 1 & 2 located in the vicinity of Hancock Expressway and Chelton Road in southeastern Colorado Springs.

(Legislative)

Presenter:

Carl Schueler, Planning Manager- Comprehensive Planning, Planning & Development Department

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [Resolution](#)  
[Exhibit 1- Consolidated Service Plan, Hancock Metropolitan District Nos. 1 and 2](#)  
[2- Powerpoint](#)  
[3- Applicant PowerPoint Presentation](#)  
[4- Submittal Letter \(Revised 4-7-21\)](#)  
[5- Consolidated Service Plan \(redlined to show revisions between City's Model](#)  
[6- Hancock Infrastructure Costs, 2021-02-18](#)  
[7- Financial Plan re Service Plan - Series 2021A & 2021B](#)  
[8- Consent to Organization Letter, 2021-02-18 \(1\)](#)

## **5. Recognitions**

- 5.A.** [21-247](#) A Resolution honoring May 15, 2021 as Peace Officers Memorial Day

Presenter:

Tom Strand, City Council President/Councilmember At-large

Vince Niski, Chief of Police, Colorado Springs Police Department

**Attachments:** [Peace Officers Memorial Day Resolution](#)

- 5.B. [21-229](#) A Resolution of Appreciation designating May as Historic Preservation Month.

Presenter:

Nancy Henjum, Councilmember District 5  
William Gray, Senior Planner, Planning & Development Department  
Dan Sexton, Principal Planner, Planning & Development Department  
Peter Wysocki, Planning & Development Director

**Attachments:** [Resolution\\_HistoricPreservationMonth](#)

- 5.C. [21-245](#) Resolution of Appreciation of Thomas Florczak, Deputy City Attorney, for his retirement from the City

Presenter:

Wynetta Massey - City Attorney

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

- 6.A. [21-261](#) Re-appointment of Gary Feffer to a five year term on the Colorado Springs Urban Renewal Authority Board, expiring on April 1, 2026.

Presenter:

Mayor John Suthers

**Attachments:** [CSURA Application\\_Gary Feffer.pdf](#)

- 6.B. [21-262](#) Appointment of Council President, Tom Strand to complete the remaining two years of a five-year term on the Colorado Springs Urban Renewal Authority Board, expiring on April 1, 2023.

Presenter:

Mayor John Suthers

- 6.C. [21-232](#) A Resolution Confirming the Mayor's Appointment of the Chief Information Officer

Presenter:

John Suthers, Mayor

**Attachments:** [CIO\\_RES-2021-04-15.docx](#)

## **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. [21-230](#) A Resolution to Amend Resolution No. 131-20 Modifying the 2021 Basin Fees to Include a New Gold Hill Mesa Drainage Basin as a Closed Basin

Presenter:

Richard Mulledy, P.E., Stormwater Enterprise Manager, Stormwater Enterprise

Erin Powers, P.E., Senior Engineer, Stormwater Enterprise

**Attachments:** [Resolution for 2021 Gold Hill Mesa Basin](#)

[Exhibit A - 2021 Proposed Fee Schedule](#)

[Exhibit B - Resolution No 131-20](#)

**12. Public Hearing**

- 12.A. [CPC MP 87-00381-A26 MJ20](#) A Resolution of the City Council of the City of Colorado Springs, Colorado, approving a major amendment to the Banning Lewis Ranch Master Plan relating to 297.08 acres located east of Banning Lewis Parkway between Dublin Boulevard and Stetson Hills Boulevard changing land use designations to residential and commercial.

(Legislative)

Related Files: CPC V 20-00123; CPC PUZ 20-00124; CPC PUP 20-00125; CPC ZC 21-00038; CPC CP 21-00039

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

**Attachments:** [RES\\_BLR-VillageA\\_MasterPlanAmendment](#)  
[Exhibit A - Master Plan Amendment](#)  
[BLR Village A Presentation\\_Staff](#)  
[BLR Village A City Council Presentation\\_Consultant](#)  
[Fiscal Impact Analysis.BLR Village A](#)  
[CPC Report\\_BLR Village A](#)  
[Master Plan Amendment](#)  
[ROW Vacation](#)  
[PUD Zone Change](#)  
[Zone Change](#)  
[Concept Plans](#)  
[Project Statement](#)  
[PlanCOS vision Map](#)  
[District 49 letter](#)  
[Context Map](#)  
[Frank, Dave&Linda\\_oppose](#)  
[CPC Minutes\\_BLRVillageA\\_draft](#)  
[7.5.408 Master Plan](#)



- 12.B. [CPC V 20-00123](#) An Ordinance vacating portions of a public right-of-way known as Banning Lewis Parkway, Stetson Hills Boulevard, Dublin Boulevard and interior roadways consisting of 49.6 acres.

(Legislative)

Related Files: CPC MP 87-00381-A26MJ20; CPC PUZ 20-00124; CPC PUP 20-00125; CPC ZC 21-00038; CPC CP 21-00039

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

**Attachments:** [ORD\\_VacationROW\\_BLRVillageA](#)  
[Exhibit A - ROW Vacation](#)  
[7.7.402.C Vacation Procedures](#)

- 12.C. [CPC PUZ 20-00124](#) An Ordinance amending the zoning map of the City of Colorado Springs relating to 282 acres located northeast of Stetson Hills Boulevard and Banning Lewis from Multi-Family and Single Family Residential with Streamside and Airport Overlays (R5/SS/AO and R1-6000/SS/AO) to PUD/AO/SS (Planned Unit Development: Single-Family Detached and Single-Family Attached Residential, 3.5-7.99 Dwelling Units Per Acre and 8-11.99 Dwelling Units Per Acre, and a Maximum Building Height of 35 feet; with an Airport and Streamside Overlay

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A26MJ20; CPC V 20-00123; CPC PUP 20-00125; CPC ZC 21-00038; CPC CP 21-00039

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

**Attachments:** [ORD\\_PUZ\\_BLRVillageA](#)  
[Exhibit A - Legal PUD Zone Change](#)  
[Exhibit B - PUD Zone Change](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)  
[7.5.603 Findings - ZC](#)

- 12.D. [CPC PUP  
20-00125](#) A PUD Concept Plan for Banning Lewis Ranch Village A establishing the residential development pattern for 282-acres, located southeast of Dublin Boulevard and future Banning Lewis Parkway.

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A26MJ20; CPC V 20-00123; CPC PUZ 20-00124; CPC ZC 21-00038; CPC CP 21-00039

Presenter:

Katelynn Wintz, 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](#)

- 12.E. [CPC ZC  
21-00038](#) An Ordinance amending the zoning map of the City of Colorado Springs relating to 15.00 acres located southeast of Dublin Boulevard and Banning Lewis from Multi-Family and Single Family Residential with Streamside and Airport Overlays (R5/SS/AO and R1-6000/SS/AO) to PBC/AO/cr (Planned Business Center with Airport Overlay and conditions of record).

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A26MJ20; CPC V 20-00123; CPC PUZ 20-00124; CPC PUP 20-00125; CPC CP 21-00039

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

**Attachments:**

[ORD\\_ZC\\_BLRVillageA](#)

[Exhibit A - Legal Zone Change](#)

[Exhibit B - Zone Change](#)

[7.5.603 Findings - ZC](#)

[7.3.507 Conditions of Record](#)

12.F. [CPC CP  
21-00039](#)

A Concept Plan for Banning Lewis Ranch Village A establishing commercial development for 15 acres, located southeast of Dublin Boulevard and future Banning Lewis Parkway

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A26MJ20; CPC V 20-00123; CPC PUZ 20-00124; CPC PUP 20-00125; CPC ZC 21-00038

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

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

**13. Added Item Agenda**

**14. Executive Session**

**15. Adjourn**