



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, May 11, 2021

10:00 AM

Blue River Board Room

How to Watch the Meeting

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1. Call to Order

Present: 9 - Councilmember Yolanda Avila, Councilmember Dave Donelson, Councilmember Randy Helms, Councilmember Nancy Henjum, Councilmember Bill Murray, Councilmember Mike O'Malley, President Pro Tem Richard Skorman, President Tom Strand, and Councilmember Wayne Williams

How to Watch the Meeting

The Invocation was made by Pastor Doug Brauner from Holy Cross Lutheran Church.

President Strand led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

Sarah B. Johnson, City Clerk, stated Councilmember Avila requested item 4B.B. and President Strand requested items 4B.G. and 4B.H. 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:

- 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](#)
[Signed Ordinance 21-42](#)

This Ordinance was finally passed on the Consent Calendar

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](#)

The Minutes were approved on the Consent Calendar.

- 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](#)

This Item was approved on the Consent Calendar.

- 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-Signed Resolution 63-21](#)

This Resolution was adopted on the Consent Calendar.

- 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](#)

This Resolution was adopted on the Consent Calendar.

- 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](#)

This Resolution was adopted on the Consent Calendar.

- 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](#)
[Signed Resolution 66-21](#)

This Resolution was adopted on the Consent Calendar.

- 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 \(redlined to show revisions between City's Model Service Plan and Proposed Service Plan\) \(1\)](#)
[6- Hancock Infrastructure Costs, 2021-02-18](#)
[7- Financial Plan re Service Plan - Series 2021A & 2021B](#)
[8- Consent to Organization Letter, 2021-02-18 \(1\)](#)
[Signed Resolution 67-21](#)

This Resolution was adopted on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Avila, seconded by Councilmember Williams, 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

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

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](#)
[Signed Resolution 68-21](#)

Vince Niski, Chief, Colorado Springs Police Department (CSPD), expressed appreciation for the Resolution recognizing May 15, 2021 as Peace Officers Memorial Day in Colorado Springs.

Mayor Suthers stated 264 police officers lost their lives in the United States in line of duty in 2020 which is the most in American history.

President Strand read the Resolution honoring May 15, 2021 as Peace Officers Memorial Day.

Several Councilmembers expressed appreciation for the officers and their families.

Councilmember Murray requested additional equipment and training be provided for the current law enforcement personnel.

Motion by Councilmember Williams, seconded by Councilmember Henjum, that the Resolution honoring May 15, 2021 as Peace Officers Memorial Day be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

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](#)
[Signed Resolution 69-21](#)

William Gray, Senior Planner, Planning and Development Department, presented the Resolution of appreciation designating May 2021 as Historic Preservation Month. He stated each May is designated Historic Preservation Month by the National Trust for Historic Preservation and by the State of Colorado. Mr. Gray identified the City's historic events which

will be celebrated during the month.

Councilmember Henjum read the Resolution of appreciation designating May 2021 as Historic Preservation Month.

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

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

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

Presenter:

Wynetta Massey - City Attorney

Attachments: [Signed Resolution 70-21](#)

Wynetta Massey, City Attorney, City Attorney's Office, presented the Resolution of appreciation for Thomas Florczak, Deputy City Attorney, in the City Attorney's Office for his service with the City of Colorado Springs.

Mr. Florczak expressed appreciation for the opportunities he had been given with the City.

Mayor Suthers expressed gratitude for all the accomplishments Mr. Florczak achieved during his career.

Motion by Councilmember Henjum, seconded by Councilmember Williams, that the Resolution of appreciation of Thomas Florczak, Deputy City Attorney, for his retirement from the City be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

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](#)

Mayor John Suthers provided a summary of Gary Feffer's experience and credentials and recommended him for reappointment for a five-year term on the Colorado Springs Urban Renewal Authority Board.

Motion by Councilmember Williams, seconded by Councilmember O'Malley, that

the reappointment of Gary Feffer to a five-year term on the Colorado Springs Urban Renewal Authority Board, expiring 4/1/2026 be approved. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 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

Mayor John Suthers presented the nomination to appoint President Strand to serve out the remaining two years of a five-year term on the Colorado Springs Urban Renewal Authority Board. He stated the term would be set to expire on April 1, 2023.

President Strand expressed appreciation for the appointment.

Motion by Councilmember O'Malley, seconded by Councilmember Helms, tthat the 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 April 1, 2023. be approved. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 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](#)
[Signed Resolution 71-21](#)

Mayor Suthers gave an overview of the interview process for the position of the Chief Information Officer, identified Mary Weeks' qualifications, credentials, and experience, and recommended the appointment of Ms. Weeks as Chief Information Officer.

Several Councilmembers expressed support of the appointment.

Councilmember Murray requested a third-party independent review of the IT Department. Mayor Suthers stated he is open to looking at a structured proposal. Bret Waters, Deputy Chief of Staff, stated they work closely with Paragon Consulting, an outside consultant, regarding recommendations for

the IT Department.

Ms. Weeks expressed appreciation for the appointment.

Motion by Councilmember Williams, seconded by Councilmember Henjum, that the Resolution confirming the Mayor's appointment of Mary Weeks as the Chief Information Officer be adopted. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Donelson, Helms, Henjum, O'Malley, Skorman, Strand, and Williams

No: 1 - Murray

7. Citizen Discussion For Items Not On Today's Agenda

Citizen James Komadina spoke about the need for deer mitigation in order to get the deer population under control within the City limits.

Citizen CJ Rapp stated he and other residents are very concerned with the potential closing of the Westside Community Center.

8. Items Called Off Consent Calendar

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

Presenter:

Michael Montgomery, Deputy City Council Administrator

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

Consensus of Councilmembers agreed to appoint Councilmember Avila and Councilmember Helms as voting members of the Pikes Peak Rural Transportation Authority (PPRTA). President Pro Tem Skorman and Councilmember Avila expressed support of the change due to Councilmember Avila's advocacy for pedestrian, ADA, and transit issues that PPRTA addresses.

Motion by Councilmember Williams, seconded by Councilmember Helms, that the Appointments to Boards, Commissions, and Committees be approved as amended by deleting President Pro Tem Skorman as a voting member of the Pikes Peak Rural Transportation Authority (PPRTA) and appointing Councilmember Avila as a voting member of the PPRTA . The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

4B.G. [CPC ZC 21-00005](#) Ordinance No. 21-43 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_301SouthUnionBlvd](#)

[Exhibit A - Legal Desc](#)

[Exhibit B - Zone Change](#)

President Strand stated this item was removed from the Consent Calendar due to the number of constituent responses received by City Council regarding it.

Peter Wysocki, Director, Planning and Community Development, introduced the Ordinance amending the zoning map pertaining to 8.83 acres located at 301 South Union Boulevard from PF (Public Facility) to OC (Office Complex) and the Concept Plan for development of 128 residential units and 17,900 square feet of commercial space. He stated staff does not have any comment or positions regarding the issues raised by the residents which have contacted City Council.

Wynetta Massey, City Attorney, reminded City Council that the items before them is subject to regular land use hearing criteria only.

Tasha Brackin, Senior Planner, Planning and Community Development provided a summary of the 301 South Union zone change and concept plan. She presented the vicinity map, general information, concept plan, PlanCOS context map, and staff recommendations.

Ryan Lloyd, Echo Architecture, identified the elements of the concept plan which is a unique mixed-used pedestrian oriented development that provides multiple diverse opportunities for housing as well as commercial uses.

Zack McComsey, Legacy Institute and Technical Manager of the Hillside Preparatory School, representing the property manager, spoke about their investments in the Hillside neighborhood, current allowed uses of the property, he stated the land has been vacant for approximately nine years and expressed their willingness to partner with multiple nonprofit organizations if they are in good standing.

Councilmember Avila requested additional information regarding

transitional housing. Mr. McComsey stated it is working with families to provide resources for a few years to help them get back on their feet.

Councilmember Avila asked how many units are proposed for this project. Mr. Lloyd stated 64 multi-family units, 12 two-bedroom townhomes, 36 three-bedroom townhomes, 16 efficiency units, and 20 units in the transitional building.

Councilmember Henjum expressed support for the concept plan and zone change.

Citizens Kay Liggett and Mary Sprunger-Froese spoke in opposition of Ithaka Land being a partner in the project until after the Attorney General's ruling.

Councilmember Helms stated he envisions this concept plan will include a grocery store with will allow residents to live, work, eat, and play all in the same area.

Councilmember Williams disclosed that he was a former owner of this property as a member of the El Paso County Board of Commissioners.

Councilmember Williams stated he believes the proposed mixed-use development fits the purpose of PlanCOS.

Councilmember Helms inquired if the Development Plans will come before City Council. Mr. Wysocki stated they are reviewed Administratively unless a proposed use is a conditional use which would go before the Planning Commission.

Motion by Councilmember Williams, seconded by Councilmember Donelson, that the 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) be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

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](#)

Please see comments in Agenda item 4B.G.

Motion by Councilmember Williams, seconded by Councilmember Helms, that 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 be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

9. Utilities Business

There was no Utilities Business.

10. Unfinished Business

There was no 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](#)

[Signed Resolution 72-21](#)

Richard Mulledy, P.E., Stormwater Enterprise Manager, presented the proposed adjustment to the 2021 basin fees include a new Gold Hill Mesa Drainage Basin as a closed basin. He stated the two drainage basin ponds will be publicly maintained by the metropolitan district and not the City.

There were no comments on this item.

Motion by Councilmember Avila, seconded by Councilmember Williams, that the 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 be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

12. Public Hearing

- 12.A.** [CPC MP 87-00381-A2 6MJ20](#) 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](#)
[Signed Resolution 73-21](#)

Katelynn Wintz, Senior Planner, Planning and Community Development, provided a summary of the major amendment to the Banning Lewis Ranch

(BLR) Master Plan. She presented the vicinity map, general information, context map, major master plan amendment, right-of-way vacation, Planned Unit Development (PUD) zone change, PUD concept plan, zone change, concept plan, PlanCOS conformance, and staff recommendations.

Rick Haering, LAI Design, representing the applicant, gave an overview of BLR, existing Villages, previous master plan revisions, Village A current master plan, Village A proposed master plan, Village A parks and open space, acreages of park land dedication, Village A current zoning plan, Village A proposed zoning plan, housing diversity and affordability, and a case study of BLR Village 3.

Councilmember Donelson asked if consumer preferences are the small, clustered homes or the single-family detached homes. Mr. Haering stated the preference is the clustered style home due to the higher density, smaller lots, and lower prices.

Councilmember Donelson asked if senior citizens are included in the development. Mr. Haering stated the western half of BLR Village 3 is a private gated community for active adults which are fifty-five years or older.

Councilmember Murray asked if any of the proposed development includes affordable housing units. Mr. Haering stated most of the entry level home prices start at the low to mid \$300,000.

Councilmember Murray requested five percent of the homes be built as affordable housing units. Wynetta Massey, City Attorney, City Attorney's Office, stated unless there is a review criteria related to that condition, it cannot be imposed.

Scott Smith, Oakwood Homes, representing the developer, stated Oakwood Homes does their best to provide affordable and attainable housing, but with the increase of building costs over the past six months makes it very difficult at this time.

Councilmember Henjum stated she appreciates the diversity of homes but is concerned with changing to a lower density zone. Mr. Smith stated the original master plan was created in 1986, it was set at a very high density, BLR is currently set at approximately six single-family units per acre, and they will be building higher densities in the future.

Councilmember Henjum asked if the developer would consider using the tax credit to provide affordable housing. Mr. Smith stated there are many limitations with the use of the tax credit and how much capital can be used, but he will research it further.

President Strand asked if the recent State Regional Building Department (RBD) Code changes affected the cost of building a home. Mr. Smith stated they had a huge impact on the increase of cost especially in the energy requirements with very little benefit in overall energy cost savings.

President Strand asked if Staff has received any opposition to the project. Ms. Wintz stated there was one citizen comment received regarding the need for more diverse housing types in this area.

Councilmember Murray commented that there will need to be additional support of police and fire services for this area. Mr. Smith stated they will have a conversation regarding that.

Councilmember Avila stated she supports this project, but because the City is in a housing crisis, there needs to be more diversity and density of housing.

Councilmember Williams stated there is a huge need in the community for the homes in the price range being proposed.

Motion by Councilmember Williams, seconded by Councilmember Donelson, that the Resolution c resolution amending the Banning Lewis Ranch Master Plan, based upon the findings that the request meets the review criteria for granting a major master plan amendment, as set forth in City Code Section 7.5.408 be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

12.B. [CPC V
20-00123](#)

Ordinance No. 21-44 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](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Williams, seconded by Councilmember Helms, that the Ordinance vacating portions of public right-of-way known as Banning Lewis Parkway, Stetson Hills Boulevard, Dublin Boulevard and interior roadways, based on the findings that the request meets the review criteria granting a street vacation as set forth in City Code Section 7.7.402(C) be approved on first reading. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Donelson, Helms, Henjum, O'Malley, Skorman, Strand, and Williams

No: 1 - Murray

12.C. [CPC PUZ 20-00124](#)

Ordinance No. 21-45 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](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Williams, seconded by Councilmember O'Malley, that the Ordinance amending the zoning map of the City of Colorado Springs relating to 282 acres from Multi-Family and Single Family Residential with Streamside and Airport Overlays (R5/SS/AO and R1-6000/SS/AO) to 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 (PUD/AO/SS), based upon the findings that the request meets the review criteria for establishing a PUD zone, as set forth in City Code Section 7.3.603, and the review criteria for a zone change, as set forth in City Code Section 7.5.603 be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 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](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Helms, seconded by Councilmember Williams, that the PUD Concept Plan for the Banning Lewis Ranch Village A project, based upon the findings that the request meets the review criteria for establishing a PUD concept plan, as set forth in City Code Section 7.3.605, and the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E) be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 12.E.** [CPC ZC 21-00038](#) Ordinance No. 21-46 amending the zoning map of the City of Colorado Springs relating to 15 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](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Donelson, seconded by Councilmember Helms, that the Ordinance amending the zoning map of the City of Colorado Springs relating to 15 acres located southeast of Dublin Boulevard and Banning Lewis Parkway from R5/SS/AO and R1-6000/SS/AO (Multi-Family and Single Family Residential with Streamside and Airport Overlays) to PBC/AO/cr (Planned Business Center with Airport Overlay and conditions of record) be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 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](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Avila, seconded by Councilmember Williams, that the Concept Plan for Banning Lewis Ranch Village A Commercial, based upon the findings that the proposal meets the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E) be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

13. Added Item Agenda

There were no items added to the Agenda.

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned.

Sarah B. Johnson, City Clerk