



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, April 28, 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: 156 78 281#

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:

4B. First Presentation:

- 4B.A.** [20-141](#) A resolution suspending the Rules of the City Council of the City of Colorado Springs and authorizing the conduct of electronic or telephonic quasi-judicial hearings and executive sessions during the period of the state of emergency declared for the City of Colorado Springs and resulting from a public health emergency caused by the 2019 Novel Coronavirus

Presenter:
Wynetta Massey, City Attorney

Attachments: [City Council Resolution_Electronic Meetings_04-17-20.docx](#)

- 4B.B.** [20-177](#) City Council Regular Meeting Minutes April 14, 2020

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [4-14-2020 City Council Meeting Minutes Final](#)

- 4B.C.** [20-142](#) An Ordinance Amending Ordinance 02-24 to Allow City Council to Fill Vacancies on the Board of Directors of the Briargate Business Improvement District by Appointment.

(Legislative)

Presenters:
Carl Schueler, Comprehensive Planning Manager
Peter Wysocki, Planning and Community Development Director

Attachments: [Ordinance BriargateBID](#)
[Briargate BID Appt. Ordinance PowerPoint](#)
[Attachment 1- Ordinance 02-24](#)
[Attachment 2- Signed Resolution 139-19](#)

- 4B.D.** [CPC MPA
99-00208-A1
MJ19](#) A resolution approving a major amendment to the JL Ranch Master Plan changing 14.6 acres from commercial to multi-family residential located southwest of Pine Oaks Road and Highway 115.

(Legislative)

Presenter:

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

Attachments:

[RES_JLRanch_MasterPlanAmendment](#)

[EXHIBIT A - JL Ranch Master Plan](#)

[Aerial Vicinity Map](#)

[VICINITY MAP](#)

[JL Ranch - Staff Powerpoint](#)

[CPC Staff Report_JL Ranch MP](#)

[Figure 1 - Project Statement](#)

[Figure 2 - JL Ranch Master Plan](#)

[Figure 3 - PlanCOS Vibrant Neighborhoods Framework Map](#)

[Figure 4 - Contextual Map](#)

[Figure 5 - FIA](#)

[CPC_Minutes_JLRanchMPA-draft](#)

[7.5.408 Master Plan](#)

4B.E. [CPC PUZ
19-00118](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 170.6 acres located east of Tutt Boulevard and extending north and south of North Carefree Circle from A/PK/AO/SS (Agricultural and Public Parks with Airport and Streamside Overlay) to PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlay).

(Quasi-judicial)

Related Files: CPC PUZ 19-00118, CPC ZC 19-00119, and CPC PUP 19-00120

Presenter:

Daniel Sexton, Principal Planner, Planning and Community Development
Peter Wysocki, Director Planning and Community Development

Attachments: [PUZ_ORD_GreenwaysAtSandCreek](#)
[Exhibit A - PUD Legal Description](#)
[Exhibit B - PUD Exhibit](#)
[Vicinity Map](#)
[Greenways@SandCreek_Staff](#)
[CPC_Minutes_GreenwaysAtSandCreek_draft](#)
[CPC_Report_Greenways@SandCreek](#)
[FIGURE 1 - PUD Exhibit](#)
[FIGURE 2 - PK Exhibit](#)
[FIGURE 3 - PUD Concept Plan](#)
[FIGURE 4 - Project Statement](#)
[FIGURE 5 - Public Comments2](#)
[FIGURE 6 - 1999 Parkland Credit Agreement](#)
[Amendment Park Credits Agreement \(2011\)](#)
[2nd Amendment Park Credits Agreement \(2016\)](#)
[FIGURE 7 - 2018 Parkland Credit Agreement](#)
[FIGURE 8 - Termination&ReleaseAgreement-2018](#)
[FIGURE 9 - Declaration of Restriction \(1999\)](#)
[FIGURE 10 - PUD Zoning & Development Standards](#)
[FIGURE 11 - PlanCOS Vision Map](#)
[FIGURE 12 - PlanCOS Vibrant Neighborhoods Map](#)
[CPC-PublicComments_Greenways@SandCreek_2192020](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)
[Greenway@SandCreek_Public_SSR_Planning_Commission_Presentation_2020](#)
[Greenways@SandCreek_Applicant](#)

4B.F. [CPC ZC
19-00119](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 23.5 acres located east of Tutt Boulevard and extending north of North Carefree Circle from A/PK/AO/SS (Agricultural and Public Parks with Airport and Streamside Overlay) to PK/AO/SS (Public Parks with Airport and Streamside Overlay).

(Quasi-judicial)

Related Files: CPC PUZ 19-00118, CPC ZC 19-00119, and CPC PUP 19-00120

Presenter:

Daniel Sexton, Principal Planner, Planning and Community Development
Peter Wysocki, Director Planning and Community Development

Attachments: [ZC_ORD_GreenwaysAtSandCreekPark](#)
[Exhibit A - PK Legal Description](#)
[Exhibit B - PK Exhibit](#)
[Vicinity Map](#)
[FIGURE 2 - PK Exhibit](#)
[7.5.603.B Findings - ZC](#)

4B.G. [CPC PUP
19-00120](#)

A PUD concept plan for the Greenways at Sand Creek project illustrating residential, commercial, and civic uses and ancillary public improvements.

(Quasi-judicial)

Related Files: CPC PUZ 19-00118, CPC ZC 19-00119, and CPC PUP 19-00120

Presenter:

Daniel Sexton, Principal Planner, Planning and Community Development
Peter Wysocki, Director Planning and Community Development

Attachments: [FIGURE 3 - PUD Concept Plan](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

- 4B.H.** [19-607](#) A Resolution Authorizing a Land Exchange Between the City of Colorado Springs for 23.531 Acres of Property Known as the Tutt Sports Complex and Classic Communities a Delaware Limited Liability Company, for 23.531 Acres of Property at the Springs Ranch Golf Course

Presenter:

Britt Haley, Design & Development Manager, Parks Recreation & Cultural Services

Attachments: [Resolution Coleman Park Expansion Land Exchange_KB 2.14.20](#)
[Springs Ranch Concept Plan LE Jan2020](#)

- 4B.I.** [20-178](#) A Resolution setting the Gas Cost Adjustment effective May 1, 2020

Presenter:

Scott Shewey, Acting Chief Planning and Finance Officer

Attachments: [2- 04-28-2020 CC Mtg-GCA Resolution](#)
[3- Sheet 2.4 G Rate Table - Redline](#)
[4- Sheet 2.4 G Rate Table - Final](#)
[5- GCA Schedule 1](#)

- 4B.J.** [20-184](#) Agreement providing for water and wastewater services to land located outside the city limits of the City of Colorado Springs

Presenter:

Brian Whitehead, Manager of System Extensions, Colorado Springs Utilities

Attachments: [3764_RedCanonPI_RES-2020-04-10-clean.docx](#)

5. Recognitions

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

7. Mayor's Business

8. Items Called Off Consent Calendar

9. Utilities Business

10. Unfinished Business

11. New Business

- 11.A. [20-148](#) An ordinance authorizing the issuance and delivery of the City's Series 2020 multi-family housing revenue bonds for the Atrium at Austin Bluffs Apartments project in one or more series, in the aggregate principal amount of \$8,000,000

Presenter:

Steve Posey, HUD Program Manager, Planning & Community Development

John Bayles, Fred Marienthal, Kutak Rock LLP

Peter Wysocki, Director of Planning and Community Development

Attachments: [ORD_Colorado Springs Atrium 2020](#)
[Colorado Springs Greccio Atrium 2020 Financing Agreement](#)
[Colorado Springs Atrium Tax Regulatory Agreement](#)
[Aerial Photo Map](#)

12. Public Hearing

- 12.A. [CPC V](#)
[19-00046](#) An ordinance vacating a fifteen-foot public right-of-way described as a portion of the alley adjacent to Lot 1 and Lot 2, Block 2, Resubdivision of Arensdale, City of Colorado Springs and consisting of 0.05 acres.

Presenter:

Peter Wysocki, Director, Planning and Development Department

Rachel Teixeira, Planner II

Attachments: [ORD_VROW_N36thStAlley_easement](#)
[EXHIBIT A - LEGAL DESCRIPTION](#)
[EXHIBIT B - SITE PLAN](#)
[Figure 1 - ARENSDALE RESUBDIVISION PLAT](#)
[Figure 2 - LOCATION OF PARCELS](#)
[Alley Vacation at North 36th Street Vicinity Map](#)
[North 36th Street CC Presentation](#)
[7.7.402.C Vacation Procedures](#)

12.B. [CPC PUZ
19-00155](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 15.67 acres located at the southwest corner of Woodmen Road and Austin Bluffs Parkway, changing the zoning from OC/PBC/AO/SS (Office Complex and Planned Business Center with Airport Overlay and Streamside Overlay) to PUD/AO/SS (Planned Unit Development: Single-Family Residential, maximum density of 3.6 dwelling units per acre, 35-foot maximum building height with Airport and Streamside Overlay).

(Quasi-judicial)

Related Files: CPC PUZ 19-00155, CPC CP 08-00142-A8MJ19, CPC PUD 19-00156

Presenter:

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

Attachments: [ZC_ORD_TrailsideAtCottonwoodCreek](#)
[EXHIBIT A - Legal Description](#)
[EXHIBIT B - Zone Change Depiction](#)
[VICINITY MAP](#)
[Fiscal Impact Analysis.Trailside](#)
[FIA Response Summit FIA Trails at Cottonwood Memo and Exhibit v2](#)
[CPC_Minutes_TrailsideAtCottonwoodCreek_draft](#)
[CPC Report TRAILSIDE PUZ CPA PUD](#)
[Figure 1 - Project Statement with Addendum November 2019](#)
[Figure 2 - Emails from neighbors](#)
[Figure 3 - Email from Academy School District 20](#)
[Figure 4 - PUD Zone Change Exhibit](#)
[Figure 5 - Concept Plan Amendment](#)
[Figure 6 - PUD Development Plan](#)
[Figure 7 - Area Context Map](#)
[Figure 8 - Planning Commission Meeting Minutes August 2019](#)
[Figure 9 - City Council Meeting Minutes September 24 2019](#)
[Figure 10- Request for Resubmittal_Trailside at Cottonwood Creek](#)
[Figure 11 - City Approval of Request for Resubmittal](#)
[Figure 12 - Topographic Site Analysis](#)
[Figure 13 - 30 ft retaining wall examples](#)
[Figure 14 - Economic Feasibility Study](#)
[Figure 15 - Support Letter from Cook](#)
[Figure 16 - Woodmen Rd Use Analysis](#)
[Figure 17 - 2008 zone changes and subdivision](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

12.C. [CPC CP
08-00142-A8
MJ19](#)

A concept plan amendment changing the land use designation of the 15.67 acres from commercial and medical office to single-family residential, located at the southwest corner of Woodmen Road and Austin Bluffs Parkway.

(Quasi-judicial)

Related Files: CPC PUZ 19-00155, CPC CP 08-00142-A8MJ19, CPC PUD 19-00156

Presenter:

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

Attachments: [Figure 5 - Concept Plan Amendment](#)
[7.5.501.E Concept Plans](#)

12.D. [CPC PUD
19-00156](#)

The Trailside at Cottonwood Creek PUD development plan proposing 56 single-family lots on 15.67 acres with a maximum building height of 35-feet, located at the southwest corner of Woodmen Road and Austin Bluffs Parkway.

(Quasi-judicial)

Related Files: CPC PUZ 19-00155, CPC CP 08-00142-A8MJ19, CPC PUD 19-00156

Presenter:

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

Attachments: [Figure 6 - PUD Development Plan](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

- 12.E. [CPC CU 19-00167](#) An appeal of the Downtown Review Board's denial of a Form-Based Zone Conditional Use Development Plan for a medical marijuana cultivation operation located at 910 South Nevada Avenue.

(QUASI-JUDICIAL)

Presenter:

Peter Wysocki, Director, Planning and Community Development
Matthew Fitzsimmons, Planner II, Urban Planning Division

Attachments: [Appeal Statement - Randy Tuck](#)
[910 S. Nevada MMJ CC Appeal - 3.10.20](#)
[910 S. Nevada Ave. - Staff Report](#)
[Figure 1 Project Statement](#)
[Figure 2 Zoning Map](#)
[Figure 3 - Stakeholder Letters](#)
[Figure 4 - Site Plan](#)
[Figure 5 Site Images](#)
[DRB Minutes 02.05.2020](#)
[Appeal Postponment Request - Randy Tuck](#)
[7.5.704 Conditional Use Review](#)

13. Added Item Agenda

14. Executive Session

- 14.A. [20-186](#) In accord with City Charter Art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) and (c), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed includes consultation with the City Attorney for the purpose of receiving legal advice on specific legal questions related to the Coronavirus Relief Fund (CARES Act).

The President of Council shall poll the City Councilmembers, and, upon consent of two-thirds of the members present, may hold a Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Presenter:

Wynetta Massey, City Attorney

Attachments: [04282020ClosedSession](#)

15. Adjourn