



City of Colorado Springs

Regular Meeting Agenda - Final City Council

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

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, February 22, 2022

1:00 PM

Council Chambers

The Regular Meeting will begin at the conclusion of the Work Session Meeting and the Council luncheon.

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)
- Stratus IQ Channel 76 / 99 (Streaming)

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: 323 262 942#

1. Call to Order and Roll Call

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. [22-117](#) City Council Regular Meeting Minutes February 8, 2022

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [2-8-2022 City Council Meeting Minutes Final](#)

4B.B. [22-024](#) An Ordinance Repealing Ordinance No.15-22, Dissolving the Food Policy Advisory Board.

Presenter:
Dave Donelson, City Councilmember District 1
Samantha Bailey, Innovations & Sustainability Coordinator

Attachments: [Ord. Dissolving FPAB 1-13-22](#)

4B.C. [22-073](#)

A resolution of the City Council of the City of Colorado Springs, Colorado approving the issuance of debt by the Freestyle Metropolitan District No. 2 in the form of either Limited Tax General Obligation Cash Flow Bonds or a combination of Senior Limited Tax General Obligation Capital Appreciation and Subordinate General Obligation Bonds in an aggregate amount not to exceed \$53,600,000

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Peter Wysocki, Director of Planning & Community Development

Attachments:

[Resolution](#)

[Freestyle Staff PowerPoint](#)

[Norwood MDs \(Freestyle, Meadoworks\) - Budget Committee Presentation 01.20](#)

[Bond Issuance Cover Letter - Freestyle](#)

[FMD#2-4 Financial Plan, A\(3\) CFB, Jan20](#)

[Freestyle MD#2-4 Financial Plan, A1A2B\(3\), Jan20](#)

[Senior 2022A-1, 2022A-2 and Subordinate Series 2022B\(3\) Freestyle GC Opini](#)

[Authorizing Resolution \(Cashflow Bonds\) - Freestyle](#)

[Authorizing Resolution \(Seniors and Subs\)- Freestyle](#)

[Resolution \(Pledge Agreement\) - Freestyle](#)

[Bond Counsel Opinion \(GO Subordinate\) - Freestyle](#)

[Bond Counsel Opinion \(Cashflow Bonds\) - Freestyle](#)

[Bond Counsel Opinion \(GO Senior\) - Freestyle](#)

[Series 2022\(3\) Cashflow GC Form Opinion - Meadoworks](#)

[Freestyle MD - D.A Davidson Letter - 01.13.2022](#)

[Public Improvements Summary- Freestyle](#)

4B.D. [22-074](#)

A resolution of the City Council of the City of Colorado Springs, Colorado approving the issuance of debt by the Meadowworks Metropolitan District No. 2 in the form of either Limited Tax General Obligation Cash Flow Bonds or a combination of Senior Limited Tax General Obligation Capital Appreciation and Subordinate General Obligation Bonds in an aggregate amount not to exceed \$43,000,000 located east in the southern part of Banning Lewis Ranch

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Peter Wysocki, Director of Planning & Community Development

Attachments:

[Resolution](#)

[Bond Issuance Cover Letter - Meadowworks](#)

[F.1 Meadowworks MD#2 Financial Plan, NR A3 Snr CF, Jan25](#)

[F.2 Meadowworks MD#2 Financial Plan, NRLF+B3, Jan25](#)

[Authorizing Resolution \(Cashflow Bonds\) - Meadowworks](#)

[Authorizing Resolution \(Seniors and Subs\)- Meadowworks](#)

[Bond Counsel Opinion \(GO Subordinate\) - Meadowworks](#)

[Bond Counsel Opinion \(Cashflow Bonds\) - Meadowworks](#)

[Bond Counsel Opinion \(GO Senior\) - Meadowworks](#)

[Cashflow GC Opinion - Meadowworks](#)

[General Counsel Bond Opinion Letter - Updated](#)

[Meadowworks MD - D.A Davidson Letter - 01.13.2022](#)

[Meadowworks - District Budget 6.3.21](#)

- 4B.E.** [22-078](#) A resolution of the City of Colorado Springs approving a Service Plan for the Mountain Vista No. 2 Metropolitan District located east of Marksheffel Road and split by Barnes Road

(Legislative)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Development Department

Peter Wysocki, Director of Planning and Community Development

Attachments:

[Resolution](#)

[Exhibit 1 - Mountain Vista No. 2 Service Plan](#)

[Presentation](#)

[Redlined Model Service Plan for Mountain Vista No. 2 MD](#)

[Estimated Public Improvements Cost](#)

[Financial Plan](#)

- 4B.F.** [22-083](#) A resolution of the City of Colorado Springs approving a Service Plan for the Rock Metropolitan District located east of Rangewood Drive and south of Lee Vance Drive

(Legislative)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Development Department

Peter Wysocki, Director of Planning and Community Development

Attachments:

[Resolution - Rock MD](#)

[Presentation](#)

[Exhibit 1 - Rock Service Plan](#)

[Redline of Model Service Plan for Rock MD](#)

[Financial Plan](#)

[Public Improvement Cost Estimate](#)

- 4B.G.** [22-104](#) An Ordinance Establishing a Sustainability Advisory Board to the City of Colorado Springs

Presenter:

Dave Donelson, City Councilmember District 1

Samantha Bailey, Innovations & Sustainability Coordinator

Attachments:

[SustainabilityAdvisoryBoardORD-2022-1-31-22 FINAL](#)

- 4B.H.** [22-091](#) An Ordinance Amending Ordinance No. 21-112 (2022 Appropriation Ordinance) for a Supplemental Appropriation to the Gift Trust Fund in the Amount of \$2,000,000 Related to an Executive Agreement with Colorado Springs Utilities for the Affordable Housing Fee Offset Program Administered by the City

Presenter:

Chris Wheeler, Budget Manager

Charae McDaniel, Chief Financial Officer

Steve Posey, Community Development Manager

Peter Wysocki, Director, Planning & Community Development

Attachments: [Supplemental Approp Ordinance for City_CSU Affordable Housing Fee Offset P](#)

- 4B.I.** [CPC MPA 04-00043-A8 MJ21](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving a major amendment to the Hill Properties Master Plan changing the land use designation to allow for residential and office/commercial land uses on 28.55 acres located 1300 West Fillmore Street.

(Legislative)

Related Files: CPC PUZ 21-00069 and CPC PUP 21-00070

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

Attachments: [RES_HillPropertiesMPA_CrestoneAtFillmoreEast](#)

[Exhibit A - Master Plan Amendment](#)

[CityFinance_FIAMemo](#)

[CC_Crestone@FillmoreEast_DJS](#)

[CPC Report_CrestoneFillmoreEast](#)

[PUD Zone Change](#)

[PUD Concept Plan_ltr](#)

[Project Statement Crestone Fillmore East](#)

[PlanCOS Vision Map](#)

[Public Comment](#)

[Geologic Hazard Letter](#)

[Context Map](#)

[CPC_Minutes_ConsentCalendar](#)

[7.5.408 Master Plan](#)

- 4B.J.** [CPC PUZ 21-00069](#) An ordinance amending the zoning map of the City of Colorado Springs relating to 28.55 acres located 1300 West Fillmore Street from PUD (Planned Unit Development: Hospital, Office, Medical Office, and General Commercial Uses, maximum building height 165-feet, and maximum gross floor area of 1,850,000 square feet) to PUD (Planned Unit Development: Residential, 25-33.99 dwelling units per acre, maximum building height of 75-feet; and Office/Commercial, maximum building height 45-feet, maximum gross floor area 20,000 square feet)

(Quasi-Judicial)

Related Files: CPC MPA 04-00043-A8MJ21, CPC PUP 21-00070

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

Attachments:

[ORD_ZC_CrestoneAtFillmoreEast](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Depiction](#)

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

[7.5.603.B Findings - ZC](#)

- 4B.K.** [CPC PUP 21-00070](#) A Planned Unit Development Concept Plan for the Crestone at Fillmore East mixed-use residential and non-residential project located at 1300 West Fillmore Street.

(Quasi-Judicial)

Related Files: CPC MPA 04-00043-A8MJ21, CPC PUZ 21-00069

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

Attachments:

[PUD Concept Plan](#)

[7.3.605 PUD Concept Plan](#)

[7.5.501.E Concept Plans](#)

- 4B.L.** [CPC MP 93-176-A6MN 21](#) A minor amendment to the Ivywild Master Plan relevant to the property at 1609 South Cascade Avenue and totaling 6,700 square feet

(Quasi-Judicial)

Related Files: CPC ZC 21-00132, CPC DP 21-00133

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department

Peter Wysocki, Planning Director, Planning and Community Development Department

Attachments:

[CPC Staff Report 1609 S Cascade RBT](#)

[1609 S Cascade CC Presentation RBT 022222](#)

[FIGURE 1 - 1609 S. Cascade DP Set](#)

[FIGURE 2 - 1609 S Cascade Project Statement](#)

[FIGURE 3 - 1609 S Cascade Zoning Exhibit](#)

[FIGURE 4 - PlanCOS Vision Map](#)

[FIGURE 5 - Ivywild MP Amendment 2021_LTR](#)

[FIGURE 6 - 1609 S. Cascade Rezone Exhibits A and B](#)

[CPC Minutes ConsentCalendar](#)

[7.5.408 Master Plan](#)

- 4B.M.** [CPC ZC 21-00132](#) An ordinance amending the zoning map of the City of Colorado Springs relating to 6,700 square feet located at 1609 South Cascade Avenue from R2 (Two-Family Residential) to OR (Office Residential)

(Quasi-Judicial)

Related Files: CPC MP 93-176-A6MN21, CPC DP 21-00133

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department

Peter Wysocki, Planning Director, Planning and Community Development Department

Attachments:

[ORD ZC 1609SCascadeAve](#)

[Exhibit A - Legal Desc](#)

[Exhibit B - Zone Change Depiction](#)

[7.5.603.B Findings - ZC](#)

4B.N. [CPC DP
21-00133](#)

A development plan for 1609 South Cascade Avenue covering 6,700 square feet of land to allow the existing structure to be utilized for office use.

(Quasi-Judicial)

Related Files: CPC MP 93-176-A6MN21, CPC ZC 21-00132

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department

Peter Wysocki, Planning Director, Planning and Community Development Department

Attachments: [FIGURE 1 - 1609 S. Cascade DP Set 8.5x11
7.5.502.E Development Plan Review](#)

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**

- 10.A.** [CPC ZC 21-00084](#) Ordinance No. 22-08 amending the zoning map of the City of Colorado Springs relating to 1.57-acres located on the block bound by East Dale Street, North Weber Street, East Cache la Poudre Street, and North Nevada Avenue from the C5 (Intermediate Business) and R4 (Multi-Family Residential) to SU/cr (Special Use with conditions of record) zone

(Quasi-Judicial)

Related Files: CPC MP 97-00261-A7MN21, CPC DP 21-00085

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department

Peter Wysocki, Planning Director, Planning and Community Development Department

Attachments: [ORD_ZC_ColoradoCollege_w_CR](#)

[Exhibit A - Legal Desc](#)

[Exhibit B - Zone Change](#)

[Figure 3 - Zoning Exhibit](#)

[Figure 7 - Zone Change](#)

[7.5.603.B Findings - ZC](#)

- 10.B.** [CPC AP 20-00146](#) Withdraw an appeal of the Planning Commission's decision to uphold the Notice and Order to Abate for violation of a carport in the 25-foot front yard setback located at 930 Nolte Drive W. City Code has subsequently changed therefore the City is not pursuing enforcement action under the old code rendering this appeal moot.

Quasi-Judicial

Presenter:

Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development

Peter Wysocki, Director of Planning and Community Development

Attachments: [FYC Ordinance 21-110 signed](#)

[Master](#)

[Master](#)

11. New Business

11.A. [22-090](#)

A resolution of the City Council of Colorado Springs approving the Intergovernmental Agreements concerning the funding, implementation and administration of programs involving police officers in schools.

Presenter:

Vince Niski, Chief of Police

Lt. Patrick David

Attachments:

[SRO IGA-CSPD District 20](#)

[SRO IGAs Council Resolution FINAL-2022](#)

[District11-IGA Final-notsigned](#)

[SRO IGA D49 -FINAL](#)

[SRO IGA District_12](#)

[SRO IGA Harrison School District](#)

12. Public Hearing

12.A. [CPC PUZ
21-00167](#)

An ordinance amending the zoning map of the City of Colorado Springs relating to 18.272 acres located between Space Center Drive and North Powers Boulevard from PUD/AO (Planned Unit Development: Office and Commercial, maximum building height of 98-feet, and maximum gross floor area of 297,000 square feet with Airport Overlay) to PUD/AO (Planned Unit Development: Multi-Family Residential, Industrial and Commercial, maximum building height 65-feet, 25-35 dwelling units per acre, and 90,000 square feet of industrial/commercial space with Airport Overlay).

(Quasi-Judicial)

Related File: CPC PUP 08-00147-A2MJ21

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

Attachments:

[ORD_ZC_PatriotPark](#)

[CPC Minutes_PatriotPark_draft](#)

[PublicComments_Ingrid_1302022](#)

[CC_PatriotPark_DJS](#)

[CPC Report_Patriot Park](#)

[PUD Zone Change](#)

[PUD Concept Plan Amendment_ltr](#)

[Project Statement](#)

[PlanCOS Vision Map](#)

[Public Comment](#)

[AdditionalPublicComments_01.19.22](#)

[Context Map](#)

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

[7.5.603.B Findings - ZC](#)

- 12.B. [CPC PUP](#)
[08-00147-A2](#)
[MJ21](#) A Major Amendment to a Planned Unit Development Concept Plan for the Patriot Park Commercial project located between Space Center Drive and North Powers Boulevard.

(Quasi-Judicial)

Related File: CPC PUZ 21-00167

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

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

13. Added Item Agenda

14. Executive Session

15. Adjourn