



# City of Colorado Springs

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

## Meeting Minutes City Council

*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.*

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Tuesday, February 22, 2022

1:00 PM

Council Chambers

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**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)

President Strand stated today's meeting and all future City Council meetings will offer closed captioning.

### 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)

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## 1. Call to Order and Roll Call

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

Councilmember Murray attended the meeting virtually.

Councilmember Avila left the meeting at approximately 3:30 PM.

Councilmember Williams attended the meeting virtually and then left the meeting at approximately 4:00 PM.

## 2. Invocation and Pledge of Allegiance

The Invocation was made by Chaplain Cindy Fiske from the Colorado Springs Fire Department.

President Strand led the Pledge of Allegiance.

### **3. Changes to Agenda/Postponements**

There were no changes to 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:**

#### **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](#)

**The Minutes were approved on the Consent Calendar.**

**4B.B. [22-024](#)** Ordinance No. 22-09 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](#)

**This Ordinance was approved on first reading on the Consent Calendar**

**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 01.20.2022](#)  
[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 Opinion Form](#)  
[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](#)  
[Signed Resolution No 19 22](#)

**This Resolution was adopted on the Consent Calendar.**

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

A resolution of the City Council of the City of Colorado Springs, Colorado approving the issuance of debt by the Meadoworks 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](#)  
[Meadoworks MD - D.A Davidson Letter - 01.13.2022](#)  
[Meadoworks - District Budget 6.3.21](#)  
[Signed Resolution 20 22](#)

**This Resolution was adopted on the Consent Calendar.**

- 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](#)  
[Signed Resolution 21 22](#)

**This Resolution was adopted on the Consent Calendar.**

- 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](#)  
[Signed Resolution 22 22](#)

**This Resolution was adopted on the Consent Calendar.**

- 4B.G.** [22-104](#) Ordinance No. 22-10 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](#)

**This Ordinance was approved on first reading on the Consent Calendar**

- 4B.H.** [22-091](#) Ordinance No. 22-11 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 Program](#)

**This Ordinance was approved on first reading on the Consent Calendar**

- 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](#)  
[Signed Resolution 23 22](#)

**This Resolution was adopted on the Consent Calendar.**

- 4B.J.** [CPC PUZ 21-00069](#) Ordinance No. 22-12 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](#)

**This Ordinance was approved on first reading on the Consent Calendar**

- 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](#)

**This Item was approved on the Consent Calendar.**

- 4B.L.** [CPC MP  
93-176-A6M  
N21](#) 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](#)

**This Item was approved on the Consent Calendar.**

- 4B.M.** [CPC ZC 21-00132](#) Ordinance No. 22-13 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](#)

**This Ordinance was approved on first reading on the Consent Calendar**

- 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



## Development Department

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

This Item was approved on the Consent Calendar.

**Approval of the Consent Agenda**

**Motion by Councilmember Donelson, seconded by Councilmember O'Malley, 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 9-0-0-0**

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

**5. Recognitions**

There were no Recognitions.

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

Citizens Renee Bailey, David Hughes, Welling Clark, Cathy Perry, Sallie Clark, and Cully Radvillas, spoke regarding issues concerning the Westside Community Center and several requested a Work Session prior to signing a contract with the third-party operator, Strategic Ministry, President Strand explained there is not an opportunity for citizen discussion during a Work Session. Councilmember Murray requested a Work Session where citizens are able to voice their opinions. President Strand stated he will consider that request.

Citizens Chris Hall, Ryan Hunter, Ted Bryant, James Bonecelli, Frankie Lane, Caroline Lambs, Walter Hall, and Christopher Harrison, spoke against the prohibition of motorized boating and the aeration plan for the prevention of blue/green algae at Prospect Lake.

Citizens Dana Dugan, Bill Wysong, RC Smith, Donna Strom, and Richard Sevik spoke regarding evacuation planning.

Citizen Jim Zietlow spoke about the COVID-19 pandemic, against using vaccinations as a resolution, and requested City Council declare the pandemic is over.

**7. Mayor's Business**

There was no Mayor's Business.

**8. Items Called Off Consent Calendar**

There were no items called off the Consent Calendar.

## **9. Utilities Business**

There was no 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](#)

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department presented the second reading of Ordinance No. 22-08 amending the zoning map of the City 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 as amended to include the two City Council requested Conditions of Record.

Councilmember Williams asked if the Condition of Record which states “Development shall substantially comply with the “Design Guidelines for the North Weber/Wahsatch Historic District” produced by the City of Colorado Springs, published in 1990” locks in the design guidelines for that particular

document or if City Council can update the design guidelines if needed. Ben Bolinger, Assistant City Attorney, City Attorney's Office, stated he does not believe City Council would be prohibited from amending those design guidelines as needed.

Chris Lieber, NES, representing the applicant, stated they understand zoning codes and things change over time and they take no exception to that.

**Motion by Councilmember Williams, seconded by Councilmember Fortune, that the Ordinance 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, based upon the finding that the application complies with the review criteria in City Code Section 7.5.603.B and the criteria for conditions of record as set forth in City Code Section 7.3.507.A, with the following two Conditions of Record, applicable only to those properties east of the alley which include 802, 810, 812, 816, 818, 820, and 822 North Weber Street, and 222 and 228 East Dale Street: 1. Development shall substantially comply with the "Design Guidelines for the North Weber/Wahsatch Historic District" produced by the City of Colorado Springs, published in 1990; and 2. Future development shall not exceed a maximum building height of forty feet (40') be finally passed. The motion passed by a vote of 7-1-1-0**

**Aye:** 7 - Donelson, Fortune, Helms, Henjum, Murray, Strand, and Williams

**No:** 1 - O'Malley

**Absent:** 1 - Avila

- 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](#)

Mitch Hammes, Neighborhood Services Manager, requested to 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. because City Code has subsequently changed therefore the City is not pursuing enforcement action under the old code rendering this appeal moot. He stated they have attempted to contact Mr. Gallagher, the appellant, on numerous occasions with no response.

President Strand asked if the new Ordinance would affect Mr. Gallagher negatively. Mr. Hammes stated it would affect him significantly due to issues with the current carport. Ben Bolinger, Senior Attorney, City Attorney's Office, explained they are withdrawing the Notice and Order to Abate because it is no longer valid under the old standards.

Councilmember Henjum asked if the appellant would have to pay the appeal fee again if they choose to appeal under the new Ordinance. Peter Wysocki, Director of Planning and Community Development, stated they are recommending a restart for those individuals with old carports where they need to apply for the front yard carport permit, and they can work with the appellants regarding the appeal fee.

**Motion by Councilmember Murray, seconded by Councilmember Donelson, to 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. The motion passed by a vote of 7-1-1-0**

**Aye:** 7 - Donelson, Fortune, Helms, Henjum, Murray, Strand, and Williams

**No:** 1 - O'Malley

**Absent:** 1 - Avila

## **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](#)  
[Signed Resolution 24 22](#)

Commander Mary Rosenoff, Stetson Hills Division, Colorado Springs Police Department (CSPD), and Lieutenant Patrick David, CSPD, presented the Resolution of the City Council of Colorado Springs approving the Intergovernmental Agreements (IGA) concerning the funding, implementation, and administration of programs involving police officers in schools. Lt. David introduced Principal Jim Nason, Jack Swigert Aerospace Academy, School District 11, spoke in support of the School Resource Officers (SRO) in the schools.

President Strand asked what the impact would be if there were no SROs in the school. Mr. Nason stated they would have to rely on calling dispatch and it would be detrimental to the school.

**Motion by Councilmember Murray, seconded by Councilmember O'Malley, that the Resolution to authorize the City to enter into the Intergovernmental Agreements concerning the funding, implementation and administration of programs involving police officers in schools be adopted. The motion passed by a vote of 8-0-1-0**

**Aye:** 8 - Donelson, Fortune, Helms, Henjum, Murray, O'Malley, Strand, and Williams

**Absent:** 1 - Avila

## **12. Public Hearing**

- 12.A.** [CPC PUZ 21-00167](#) Ordinance No. 22-14 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](#)

Daniel Sexton, Planning Supervisor, Planning and Community Development, presented the Ordinance amending the zoning map 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) and the Major Amendment to a Planned Unit Development Concept Plan for the Patriot Park Commercial project located between Space Center Drive and North Powers Boulevard. He provided an overview of the project applications, context map, site details, public notification/involvement, current zoning, PUD zone change, PUD concept plan, public comments, PlanCOS conformance, and staff recommendations.

Councilmember Donelson requested additional information regarding the letter from Holland and Hart and their concerns regarding changing the zoning. Mr. Sexton stated this site has been vacant for quite a few years and there has already been development of multi-family and single-family units to the west of Space Center Drive.

Andrea Barlow, NES, representing the applicant, provided an overview of the proposed zone change and Concept Plan amendment for Patriot Park Commercial project, location, previous City approvals, surrounding land uses, surrounding zoning, and buffering. She went over the aspects of access, traffic impact, conceptual site layout, compatibility with PlanCOS, and the conceptual multi-family site layout.

President Strand asked if Bob Cope, Economic Development Manager, supported this project. Jeff Greene, Chief of Staff, stated Mr. Cope supports this project and does not have any concerns. Ms. Barlow read a letter submitted by Mr. Cope.

President Strand asked if the letter from Citizen Ingrid Richter had been addressed. Ms. Barlow stated she had reached out to Ms. Richter but has not received a response.

**Motion by Councilmember Henjum, seconded by Councilmember Donelson, that the Ordinance changing the zoning of 18.272 acres associated with the Patriot Park Commercial project from PUD/AO (Planned Unit Development for Office and Commercial land uses, a 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 for Multi-Family Residential, Industrial, and Commercial land uses, maximum building height of 65-feet, and residential density of 25-35 du/ac and 90,000 square feet of industrial/commercial space; with Airport Overlay), based upon the findings 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 7-0-2-0**

**Aye:** 7 - Donelson, Fortune, Helms, Henjum, Murray, O'Malley, and Strand

**Absent:** 2 - Avila, and Williams

- 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](#)

Please see comments in Agenda item 12.A.

**Motion by Councilmember Henjum, seconded by President Pro Tem Helms, that the Major Amendment to the PUD Concept Plan for the Patriot Park Commercial project, based upon the findings that the plan 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 7-0-2-0**

**Aye:** 7 - Donelson, Fortune, Helms, Henjum, Murray, O'Malley, and Strand

**Absent:** 2 - Avila, 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