



City of Colorado Springs

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

Regular Meeting Agenda - Final-revised 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.

Tuesday, March 10, 2020

10:00 AM

Council Chambers

1. Call to Order

2. Invocation and Pledge of Allegiance

3. Changes to Agenda/Postponements

- 3.A. [CPC CU 19-00167](#) Postponement of an appeal of the Downtown Review Board's denial of a Form-Based Zone Conditional Use Development Plan for an on-premises medical marijuana cultivation operation located at 910 South Nevada Avenue, zoned FBZ-T1 (Form-Based Zone - Transition Sector 1).

(Quasi-judicial)

Presenter:

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

Attachments: [Appeal Postponment Request - Randy Tuck](#)

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.** [20-109](#) City Council Regular Meeting Minutes February 25, 2020
- Presenter:
Sarah B. Johnson, City Clerk
- Attachments:** [2-25-2020 City Council Meeting Minutes Final.pdf](#)
- 4B.B.** [20-082](#) An Ordinance amending Ordinance No. 19-87 (2020 Appropriation Ordinance) for a supplemental appropriation to the General Fund in the amount of \$100,000 for additional funding for the Humane Society animal law enforcement and sheltering contract
- Presenter:
Charae McDaniel, Chief Financial Officer
- Attachments:** [Ordinance for 2020 GF Supplemental - HSPPR Humane Society-Supplemental-02-24-20](#)
- 4B.C.** [20-048](#) An Ordinance Amending Ordinance No. 19-87 (2020 Appropriation Ordinance) for a Supplemental Appropriation to the Trails, Open Space and Parks Fund in the Amount of \$241,300 for Acquisition of Approximately 40 Acres of Property for the Purpose of Public Open Space and Trails
- Presenter:
Britt Haley, TOPS Program Manager, Parks, Recreation and Cultural Services Department
- Attachments:** [Jimmy Camp Creek Parcels w additional parcel SuppAppr_JCC40acresORD-2020-02-14.docx](#)
- 4B.D.** [20-084](#) A Resolution Amending Resolution No. 153-19, 2020 Drainage Basin Fees, Bridge Fees, Detention Pond Facility and Land Fees, to Increase the Black Squirrel Creek Pond Land Fee and the Middle Tributary Basin Drainage Fee
- Presenter:
Richard Mulledy, P.E., Stormwater Enterprise Manager, Stormwater Enterprise
Erin Powers, P.E., Senior Technical Engineer, Stormwater Enterprise
- Attachments:** [2020 DrainageFeeUpdatesRES-2020-05-05 \(2\)](#)
[2020DrainageFeeScheduleExhibit_A-2020-02-05](#)
[Exhibit B Drainage Board Minutes](#)
[Black Squirrel Pond Land Fee Middle Trib Drainage Fee Adjustment 2020](#)

- 4B.E.** [20-111](#) A Resolution Preserving the Attorney-Client Privilege in a Matter Involving Colorado Springs Utilities' Former Chief Financial Officer

Presenter:

Wynetta Massey, City Attorney/Chief Legal Officer

Attachments: [PrivilegeWaiverRes.docx](#)

- 4B.F.** [20-103](#) A Resolution Authorizing the Acquisition of Property Owned by Dennis K. Eastep, Lisa E. Eastep, and Carol Eastep to be Used for Southern Delivery System Project Improvements and Finding a Public Purpose in a One-Year Below-Market Lease of Such Property to Dennis K. Eastep and Lisa E. Eastep.

Presenter:

Lyman Ho, SDS Land Acquisition Manager, Colorado Springs Utilities
Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [CSU-PurchaseBelowMarketLease-Eastep-RES-2020-02-25](#)
[4- Exhibit Sheets](#)

4B.G. [CPC ZC
19-00106](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 25.8-acres located southwest of Fountain Boulevard and Aviation Way, from PBC/cr/AO and PIP-2/cr/AO (Planned Business Center and Planned Industrial Park with conditions of record and airport overlay to PIP-2/cr/AO (Planned Industrial Park with conditions of record and airport overlay).

(Quasi-Judicial)

The Cygnet Heights Concept Plan for an office, warehouse and light industrial development located southwest of Fountain Boulevard and Aviation Way.

(Quasi-Judicial)

Related File: CPC ZC 19-00196, CPC CP 06-00085-A1MJ19

Presenter:

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

Attachments:

[ZC_ORD_CygnetHeights](#)

[Exhibit A - legal description](#)

[Exhibit B - depiction](#)

[VICINITY MAP](#)

[Aerial Vicinity Map.pdf](#)

[CPC Staff Report_Cygnet Heights](#)

[Figure 1 - Concept Plan](#)

[Figure 2 - Project Statement](#)

[Figure 4 - Ordinance 06-119](#)

[Figure 5 - Previously Approved CP](#)

[Figure 6 - PlanCOS - Unique Places Map](#)

[Figure 7 - Contextual Map](#)

[7.5.603.B Findings - ZC](#)

[Cygnet Heights - Staff Powerpoint- LJT](#)

[CPC Minutes_CygnetHeights draft](#)

4B.H. [CPC CP
06-00085-A1
MJ19](#)

The Cygnet Heights Concept Plan for an office, warehouse and light industrial development located southwest of Fountain Boulevard and Aviation Way.

(Quasi-Judicial)

Related File: CPC ZC 19-00196, CPC CP 06-00085-A1MJ19

Presenter:

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

Attachments: [Figure 1 - Concept Plan](#)
[7.5.501.E Concept Plans](#)

4B.I. [CPC MP
85-217-A7MJ
18](#)

A resolution for a major amendment to The Towne East Master Plan changing the land use classification of 23.9 acres from Research and Development to Residential 3.5-7.99 dwelling units per acre, located on Pikes Peak Avenue, east of Academy Boulevard.

(Legislative)

Related Files: CPC MP 85-217-A7MJ18, CPC PUZ 18-00089, CPC PUD 18-00091

Presenter:

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

Attachments:

[RES_MPA_PikesPeakHeights](#)

[Exhibit A - MPA_PikesPeakHeights](#)

[CPC Staff Report_Pikes Peak Heights](#)

[FIGURE 1 - Master Plan Amendment](#)

[FIGURE 2 - Development Plan](#)

[FIGURE 3 - Project Statement](#)

[FIGURE 4 - 1st neighborhood comments](#)

[FIGURE 5 - 2nd set of neighborhood comments](#)

[FIGURE 6 - Previous Master Plan Amendment](#)

[FIGURE 7 - Contextual Map](#)

[FIGURE 8 - FIA](#)

[FIGURE 9 - Site Rendition](#)

[FIGURE 10 - CDPHE draft approval letter](#)

[FIGURE 11 - Materials Management Plan](#)

[FIGURE 12 - Construction Quality Assurance Plan](#)

[FIGURE 13 - PlanCOS Vibrant Neighborhoods Framework Map](#)

[7.5.408 Master Plan](#)

[Pikes Peak Heights - Staff Presentation- LJT](#)

[CPC Minutes_PikesPeakHeights_draft](#)

- 4B.J.** [CPC PUZ 18-00089](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 42.9-acres located on Pikes Peak Avenue, east of Academy Boulevard, from PIP-2, M-1 and R1-6 DF to PUD (35 feet maximum height, 3.5-7.99 dwelling units per acre, single-family attached and detached units).

(Quasi-judicial)

Related Files: CPC MP 85-217-A7MJ18, CPC PUZ 18-00089, CPC PUD 18-00091

Presenter:

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

Attachments: [ZC_ORD_PikesPeakHeights](#)

[Exhibit A - legal description](#)

[Exhibit B - zoning depiction](#)

[Aerial Vicinity Map](#)

[VICINITY MAP](#)

[7.5.603.B Findings - ZC](#)

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

- 4B.K.** [CPC PUD 18-00091](#) The Pikes Peak Heights Development Plan for a development of a 42.9-acre site for 74 single-family attached and 120 single-family detached units located on Pikes Peak Avenue, east of Academy Boulevard.

(Quasi-judicial)

Related Files: CPC MP 85-217-A7MJ18, CPC PUZ 18-00089, CPC PUD 18-00091

Presenter:

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

Attachments: [FIGURE 2 - Development Plan](#)

[7.5.502.E Development Plan Review](#)

[7.3.606 PUD Development Plan](#)

5. Recognitions

- 5.A. [20-075](#) Recognition of MATHCOUNTS 2020 Regional Competition winners

Presenter:
Mike Bartusek, Pikes Peak Regional Coordinator

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. [20-081](#) An Ordinance amending Ordinance No. 19-87 (2020 Appropriation Ordinance) for a supplemental appropriation to the Lodgers & Auto Rental Tax (LART) Fund in the amount of \$121,000 for five additional projects and events recommended by the LART Citizen Advisory Committee

Presenter:
Charae McDaniel, Chief Financial Officer
Laurel Prud'homme, Chair, LART Citizen Advisory Committee

Attachments: [Ordinance for LART 2020 Additional Events-Feb 2020](#)
[FINAL 2020 LART Resolution Exhibit A](#)

12. Public Hearing

12.A. [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](#)
[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](#)
[Fiscal Impact Analysis.Trailside](#)

- 12.B.** [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.C.** [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](#)

13. Added Item Agenda

14. Executive Session

15. Adjourn