



City of Colorado Springs

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

Meeting Minutes Council Work Session

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.

Monday, July 9, 2018

1:00 PM

Council Chambers

1. Call to Order

- Present** 8 - Councilmember Yolanda Avila, Councilmember Merv Bennett, President Pro Tem Jill Gaebler, Councilmember David Geislinger, Councilmember Don Knight, Councilmember Bill Murray, President Richard Skorman, and Councilmember Tom Strand
- Excused** 1 - Councilmember Andy Pico

Councilmember Knight was excused at approximately 5:05 PM.

2. Changes to Agenda

Eileen Krauth, City Council Administrator, stated staff has requested item 8.A. pertaining to drainage plan exemptions be postponed to a meeting date uncertain and item 5.B.A. Closed Executive Session will be moved to the end of the meeting. Consensus of Council agreed to these changes on the agenda.

3. Regular Meeting Comments

Eileen Krauth, City Council Administrator, stated Jim Cassidy from the Colorado Springs Convention and Visitors Bureau will be presenting item 11.A. pertaining to the Destination Master Plan instead of Doug Price. Consensus of Council agreed to this change.

4. Review of Previous Meeting Minutes

- 4.A. [18-0315](#) City Council Work Session Minutes June 25, 2018

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [6-25-18 City Council Work Session Meeting Minutes Final.pdf](#)

The minutes of the June 25, 2018 Work Session meeting were approved by Consensus of Council.

5. Executive Session

5A. Open

There was no Open Executive Session.

5B. Closed

- 5B.A.** [18-0298](#) 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 (e), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves legal advice and consultation with the City Attorney regarding pending ADA litigation.

Presenter:

Wynetta Massey, City Attorney

Attachments: [07092018ClosedNotice](#)

Marc Smith, Division Chief, Corporate and Legislative Counsel, stated 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 (e), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves legal advice and negotiation consultation with the City Attorney regarding pending ADA litigation.

Council President Skorman polled Council regarding the desire to proceed with a Closed Executive Session. At least two-thirds of Council agreed to proceed in Closed Executive Session.

6. Staff and Appointee Reports

- 6.A.** [18-0322](#) 2017 Yearend Review, 2018 Monthly Financial Update, and 2019 Budget Outlook

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments: [2017 yearend-2018 monthly update-2019 budget outlook](#)

Charae McDaniel, Chief Financial Officer, presented the 2017 year-end review, 2018 monthly financial update, and 2019 budget outlook. Ms. McDaniel stated that as of December 31, 2017, the total net position of the City had a 4.6 percent increase in governmental activities and a 3.5 percent increase in business type activities. She stated the combined ending balance of governmental funds was up 6.5 percent. Ms. McDaniel also explained the 2017 actual revenue over expenses was \$4.8 million. The general fund ended the year with a total fund balance of 17.6 percent with \$50.6 million in unrestricted fund balance and \$32.3 million in

unassigned.

Ms. McDaniel stated that revenue activity through May 2018 indicated \$2.3-\$2.6 million above budget and expenditure activity indicated \$510,000-\$530,000 below budget. She reviewed sales tax trends, grant funds, Memorial Health System fund, and economic indicators.

Ms. McDaniel said the 2019 estimate of revenue is a 3.1% increase from the 2018 estimated budget and a \$9.5 million increase from the estimated budget-to-budget amounts. She listed the 2019 budget priorities and other potential impacts to the budget resulting in a -\$10.2 million net impact. Ms. McDaniel presented the 2019 budget balancing process to reduce the net impact gap.

Councilmember Strand requested the 2016 and 2017 amounts of revenue from fines. Ms. McDaniel agreed to provide that information.

Councilmember Strand requested the unemployment rate for the City versus the unemployment rate for El Paso County. Ms. McDaniel said the data would be difficult to obtain because it would be very old due to the infrequency of acquiring that information.

Councilmember Strand asked how the increase in payroll expenditures was calculated. Ms. McDaniel stated the results came from the compensation consultants that were hired to calculate adjusting employee salaries toward market level.

6.B. [17-1333](#) Agenda Planner Review

Presenter:

Eileen Krauth, City Council Administrator

Attachments: [070918 Agenda Planner Review MEMO](#)

Eileen Krauth, City Council Administrator, stated a date had been corrected for the item related to the STEM Resolution being presented at the August 14, 2018 City Council meeting.

Councilmember Knight asked when the residency requirements and term limits for Boards and Commissions will be presented. Ms. Krauth said it will be presented at the July 23, 2018 City Council Work Session meeting.

Councilmember Knight asked when the signage requirement regarding the notice of the use of public improvement fees (PIF) will be presented. Bret Waters, Deputy Chief of Staff, said he will provide that information.

7. Presentations for General Information

7.A. [18-0262](#) Academy Boulevard Great Streets Progress Report 2018

Presenter:

Conrad Olmedo, Comprehensive Planner II

Natalie Rodriguez, Comprehensive Planning Work Study

Attachments: [ABC Great Streets Progress Report 2018](#)

[CC WS Presentation 7.9.18](#)

Conrad Olmedo, Comprehensive Planner II, provided a summary of the Academy Boulevard Great Streets Plan progress report, which included a map of the Academy Boulevard corridor, the factors that contribute to making a great street, and the measures of success. He presented the transit information, the neighborhoods included in the project, crime data, diversity statistics, school performance, infill, community event and health projects, and the House Bill 1326: Justice Reinvestment Crime Prevention Initiative.

Councilmember Murray requested the vacancy rates for businesses in the area. Mr. Olmedo stated they will update that data.

President Skorman asked what the result of this study was. Mr. Schueler said it is a long road to achieve the plan, but there has been a convergence of citizen and local business based interest in revitalizing the area.

Councilmember Strand asked what kind of action will come from this report. Mr. Schueler stated this is a progress report and listed the other activities currently being worked on.

Councilmember Avila said the plan is moving forward due to the involvement and commitment of the Southeast community.

7.B. [18-0287](#) Urban Land Institute 2018 Advisory Services Panel Report on Southeast Colorado Springs

Presenter:

Aubrey Day, Healthy Environment Planner, El Paso County Health Department

Attachments: [ULI Advisory Services Panel Report - Southeast Colorado Springs 2018](#)

Aubrey Day, Healthy Environment Planner, El Paso County Health Department, gave an overview of the R.I.S.E. Coalition project, Healthy Places Southeast COS, which is funded by The Colorado Health Foundation. She identified the Advisory Services Panel that was formed from eight experts, the recommendations and community prioritization, and

their three-year action plan for the use of the \$1 million.

President Pro Tem Gaebler asked if there are other areas in Plan COS that the City should be enhancing. Ms. Day said an emphasis on walkability and accessibility is important. She said the City should also communicate to the Community Development Corporation (CDC) the priorities for improvements within the City.

Councilmember Strand asked if there will be anything from this plan that will need to be addressed in the 2019 budget. Ms. Day said she does not anticipate anything until 2020.

7.C. [18-0252](#) City Strategies for Maximizing the Use of Private Activity Bonds

Presenter:

Steve Posey, HUD Program Administrator, Community Development Division
Kutak Rock, City Tax-Exempt Bond Counsel

Attachments: [Colorado Springs Private Activity Bonds \(PAB\) Presentation July 2018.pptx](#)

Mario Trimble, Kutak Rock LLP, stated each year, the City receives a State of Colorado allocation of Private Activity Bond (PAB) volume cap, and identified the options for which the bonds could be used. He said rather than assign the unused volume cap to El Paso County in 2018, he recommends 1.) approval of the Carryforward Resolution, 2.) issuance of a certificate of the City regarding present intent to issue bonds within the carryforward period, 3.) receiving a preliminary opinion from Bond Counsel regarding the purpose of the proposed financing and its treatment under section 146 of the Internal Revenue Code, and 4.) inducement of the Resolution and declaration of intent to finance the qualified project in order to induce the borrower to locate the projects in the City.

Shannon Friel, Colorado Housing and Finance Authority (CHFA), gave a brief history of CHFA and its funding resources.

Councilmember Murray asked what El Paso County did with the unused PAB volume cap for 2017. Steve Posey, HUD Program Administrator, Community Development Division, stated most of it was used for multi-family affordable housing development and a mortgage credit certificate program which provides a tax credit for first time home buyers.

Councilmember Strand asked what conditions are different from 2017. Mr. Posey stated they are building more capacity, partnerships, and finance tools for the use of these PABs.

Councilmember Knight asked if the bond cap could be used for power generation rather than multi-family affordable housing projects. Mr. Posey explained there will most likely be another allocation made in 2019 that could be used for other objectives. Mr. Trimble stated an additional application to the state could be made for other projects each year, but the 2018 carryforward PAB cap would be locked in to the identified purpose.

Councilmember Murray asked how the identified purpose will be determined. Mr. Posey stated the strategies for various economic development plans have been presented to City Council to identify what projects would be the best fit for the PABs.

Councilmember Murray asked what El Paso County's response was to this transition of allocation. Mr. Posey said they supported it.

Councilmember Knight stated that they need more than two weeks to decide where the PAB cap should be used. Mr. Posey stated there is a time constraint for the 2018 bonds, but will bring alternative options and projects for 2019 to City Council early in the year. Mr. Trimble stated the process would take the rest of the year to complete unless there was already a project in the pipeline. Mr. Posey said nationwide, these bonds are rarely used for anything other than affordable housing projects, but is willing to explore other uses for the bonds in 2019.

President Skorman and Councilmember Avila stated they are comfortable moving forward with the proposed project of affordable housing.

8. Items for Introduction

- 8.A. [CPC CA 18-00062](#) An Ordinance amending Section 1503 (Grading Plans) of Part 15 (Grading Plans and Erosion and Stormwater Quality Control Plans) of Article 7 (Subdivision Regulations) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended pertaining to single family and duplex grading plan exemption.

(Legislative)

Presenter:

Peter Wysocki, Director of Planning and Community Development
Meggan Herington, Assistant Planning Director
Steve Rossoll, Public Works Department

Attachments: [Ordinance HillsideGradingExemption](#)
[CPC Staff Report Hillside SF Grading-SR edits](#)
[FIGURE 1 Full Code Language](#)
[FIGURE 2 Ordinance Final HillsideRES Exemption](#)

Staff requested this item be postponed to a date uncertain.

- 8.B.** [18-0313](#) An Ordinance organizing the USAFA Visitor's Center Improvement District and appointing an initial board of directors (Legislative Item)

Note: With their revised petition and operating plan and budget, the petitioners are now proposing to call this BID, the USAFA Visitor's Center Business Improvement District

Presenter:

Peter Wysocki, AICP, Planning and Community Development Director
Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Attachments: [Ordinance USAFA Visitor's Center BID amended 7-13-18](#)

[Exhibit A-Petition for Organization 7-13-18](#)

[Exhibit B - Notice Hearing on Petition \(Blue and Silver BID\)](#)

[Exhibit C- 2018 Operating Plan and Budget - USAFA Visitor's Center BID Improvement District - revised - 7-13-2018](#)

[Exhibit D - SpecialDistrictPolicyJan06](#)

[Figure 1- 2018 Operating Plan and Budget - USAFA Visitor's Center Business Improvement District - redline - 7-13-2018](#)

[Figure 2 - Cover Ltr to Colo Springs Blue and Silver BID Petition Submittal](#)

[Figure 3 - Maps and Cost Estimates](#)

[Figure 4- Blue and Silver BID Director's Resumes](#)

[Figure 5 - Ordinance USAFA Visitor's Center BID amended 7-13-18 Redline](#)

[USAFA District QandA 7-13-18 \(3\) SFLLP.docx](#)

[Academy EUL Cost Estimate Exhibit 7-20-18.pdf](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development, presented the vicinity map of the boundary of the Blue and Silver Business Improvement District (BID) and the initial proposed project. He gave a brief background of the Blue and Silver BID and stated that it has a fifty mill maximum debt service cap with no maximum debt authorization.

President Pro Tem Gaebler asked if there are any other developers that have switched locations for a BID. Mr. Schueler stated he is not aware of any. Pat Hrbacek, Legal Counsel for the district, said it is legal to do so, but will need to confirm where it has been done before.

Dan Schnepf, CEO and Chairman of the Board of the Matrix Design Group, representing the district, gave an overview of the land use summary

for the United States Air Force Academy (USAFA) enhanced use leasing project, the deal structure, the projects development costs, and visitor district financing plan. He also identified the interest of prospective developers and tenants.

Councilmember Geislinger asked if the property needs to be annexed into the City in order to take advantage of the BID financing system. Mr. Schnepf confirmed it does.

Councilmember Murray asked what the net benefit will be to the City. Mr. Schnepf said after the amortization of the public debt related to the project, all the tax returns will go to the City for the lifespan of the project. Bob Cope, Economic Development Manager, stated he will provide City Council the full economic fiscal impact analysis report.

Councilmember Murray asked what happens to the financing model if they do not receive support from the Urban Renewal Authority (URA), Pikes Peak Regional Transportation Authority (PPRTA), and Lodgers and Automobile Rental Tax (LART). Mr. Schnepf stated the iconic nature of the project would have to change in order to achieve a lower financing scenario.

Mr. Schueler stated this Ordinance is only to allow the creation of the BID and assigning the Board of Directors. He said all subsequent decisions regarding LART, urban renewal, and annexation will be made at a later time.

Councilmember Knight stated the Ordinance indicates there will be an elected board rather than an appointed board. Mr. Schueler stated the Ordinance will need to be corrected to reflect it is an appointed board.

Councilmember Knight asked for clarification of what a sinking fund is. Mr. Schueler explained because it is a leased property, the USAFA has the right to revert the use of the property back to its original condition after the lease period has expired. Mr. Schnepf identified the lease period is proposed for a seventy-five year period.

Councilmember Knight said it needs to have a set maximum debt ceiling and if it is not set, he will vote against it. Mr. Schueler said City Council does not have to approve the debt ceiling, they will have to approve the

authorization of debt by any district created under City Council.

Councilmember Knight asked why the service plan for 2018 does not specify zero mills for debt servicing and operations since the annexation will most likely not be completed until January of 2019. Mr. Schnepf said they are attempting to hold a TABOR election in November in order to retain the sub-area developers and hoteliers, and because they are in the latter stages of a very good market.

Councilmember Knight asked why they are requesting a \$50 million debt ceiling when the cost estimate only totals approximately \$15 million. Mr. Schnepf stated they need that amount to build the public infrastructure in order to begin the project.

Councilmember Knight stated in order for him to support it, the maximum mill levy needs to be set, the 2018 mill levy needs to be set at zero, and City Council needs to receive the 2019 project plan prior to September 2018.

President Pro Tem Gaebler requested more information on the proforma and the details of the annexation. Mr. Schnepf agreed to provide that information.

8.C. [18-0269](#) 2019 Audit Plan Approval

Presenter:

Denny L. Nester, City Auditor, Office of the City Auditor

Attachments: [2019 Audit Plan](#)
 [2019 Audit Plan Presentation](#)

Denny L. Nester, City Auditor, presented the 2019 Audit Plan for the Office of the City Auditor. He explained that their first initiative is to evaluate the size of their staffing resources and said it was recommended by a member of the Audit Committee to reduce staffing by one position. Mr. Nester identified the factors to be considered if staff is reduced. He described their mission statement and office structure and said information has been gathered in order to determine the highest risk projects. He identified the budget percentages for the City, Colorado Springs Utilities and Colorado Springs Airport and explained the need for prioritizing audit requirements.

Councilmember Bennett, Chair of the Audit Committee, explained the

requirements of 2C, stormwater, and Banning Lewis Ranch and said overall, the Audit Committee believes the Auditor's Office needs to remain fully staffed, but the allocation of funding needs to be reviewed.

Councilmember Strand, Councilmember Avila, and President Skorman expressed support of keeping the staffing level as it currently is.

9. Items Under Study

- 9.A.** [18-0278](#) A Resolution approving the Intergovernmental Agreement between the City of Colorado Springs, Colorado, and The Sands Metropolitan District related to the service plan for The Sands Metropolitan District Nos. 1, 2 and 3.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:

Peter Wysocki, Director, Planning and Community Development
Catherine Carleo, Principal Planner, Planning and Community Development

Attachments: [Sands IGA Resolution 6-4-18](#)
[IGA Sands - City of Colorado Springs](#)
[Signed Resolution 76-18](#)

Catherine Carleo, Principal Planner, provided an update of the Intergovernmental Agreement (IGA) with the Sands Metropolitan District. She stated the Cherokee Metropolitan District approved to dismiss the district court appeal and approved exclusion of the Sands Metropolitan District from the Cherokee Metropolitan District. She said the annexation agreement remains in its originally proposed form and the Colorado Springs Utilities (CSU) addendum is no longer needed so it has been removed from the annexation agreement. She clarified the requirement for written approval of the City for the use of eminent domain is standard language from the City's model service plan.

Councilmember Knight asked if the language requesting the use of eminent domain for the three easements is still included even though one of those easements have already been acquired. Jeff Mark with the Landhuis Co., representing the petitioner, said they still need to obtain the other two

easements in order to gain a pathway for utilities. Councilmember Knight requested the language be changed to reflect only two easements. Ben Bollinger, Senior Attorney, said that if the language of the IGA is amended, it would have to be reapproved by the Sands District. Consensus of Council agreed to not change the language of the IGA.

9.B. [CPC A
17-00004](#)

Ordinance No. 18-58 annexing to the City of Colorado Springs an area known as The Sands Addition No.1 Annexation consisting of 38.67 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:

Peter Wysocki, Director, Planning and Community Development
Catherine Carleo, Principal Planner, Planning and Community Development

Attachments: [Annex_ORD_SandsAdditionNo1](#)
[Exhibit A Legal The Sands Addition No.1](#)
[Exhibit B -The Sands Annexation Agreement NO 1](#)
[The Sands District Resolution 6-20-18](#)
[CMD Special Meeting Board Resolution 7-2-18](#)
[The Sands Annexation Addition No. 1 Plat](#)
[Vicinity Map The Sands](#)
[Street Map](#)
[EnclaveMap The Sands Annexation](#)
[CPC Staff Report The Sands Annexation KAC](#)
[FIGURE 1 Project Statements](#)
[FIGURE 2 Airport Advisory Committee Review](#)
[FIGURE 3 District 49 Comments](#)
[FIGURE 4 The Sands Annexation Addition No. 1](#)
[FIGURE 5 The Sands Annexation Addition No. 2](#)
[FIGURE 6 The Sands Annexation Addition No. 3](#)
[FIGURE 7 The Sands Annexation Addition No. 4](#)
[FIGURE 8 Sands Annex Agreement](#)
[FIGURE 9 Fiscal Impact Report FIA The Sands Annexation](#)
[FIGURE 10 Rezone Map M1 ZONE](#)
[FIGURE 11 Rezone Map PBC ZONE](#)
[FIGURE 12 Rezone Map R1 6000](#)
[FIGURE 13 The Sands Master Plan](#)
[FIGURE 14 The Sands Concept Plan](#)
[FIGURE 15 Land Suitability Analysis](#)
[FIGURE 16 Natural Resource Letter](#)
[FIGURE 17 SECWCD Letter of Assent](#)
[FIGURE 18 CGS Comments](#)
[7.6.203-Annexation Conditions](#)
[Signed Ordinance 18-58](#)

Please see comments in Agenda item 9.A.

- 9.C.** [CPC A 17-00005](#) Ordinance No. 18-59 annexing to the City of Colorado Springs an area known as The Sands Addition No.2 Annexation consisting of 23.90 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006,

CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:

Peter Wysocki, Director, Planning and Community Development
Catherine Carleo, Principal Planner, Planning and Community Development

Attachments: [Annex ORD SandsAdditionNo2](#)
[Exhibit A Legal The Sands Addition No.2](#)
[Exhibit B - The Sands Annexation Agreement NO 2](#)
[The Sands Annexation Addition No. 2 Plat](#)
[7.6.203-Annexation Conditions](#)
[Signed Ordinance 18-59](#)

Please see comments in Agenda item 9.A.

- 9.D.** [CPC A 17-00006](#) Ordinance No. 18-60 annexing to the City of Colorado Springs an area known as The Sands Addition No. 3 Annexation consisting of 24.74 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:

Peter Wysocki, Director, Planning and Community Development
Catherine Carleo, Principal Planner, Planning and Community Development

Attachments: [Annex ORD SandsAdditionNo3](#)
[Exhibit A Legal The Sands Addition No.3](#)
[Exhibit B - The Sands Annexation Agreement NO 3](#)
[The Sands Annexation Addition No. 3 Plat](#)
[7.6.203-Annexation Conditions](#)

Please see comments in Agenda item 9.A.

- 9.E.** [CPC A 17-00007](#) Ordinance No. 18-61 annexing to the City of Colorado Springs an area known as The Sands Addition No. 4 Annexation consisting of 53.29 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:

Peter Wysocki, Director, Planning and Community Development
Catherine Carleo, Principal Planner, Planning and Community Development

Attachments: [Annex ORD SandsAdditionNo4](#)
[Exhibit A Legal The Sands Addition No.4](#)
[Exhibit B - The Sands Annexation Agreement NO 4](#)
[The Sands Annexation Addition No. 4 Plat](#)
[7.6.203-Annexation Conditions](#)
[Signed Ordinance 18-61](#)

Please see comments in Agenda item 9.A.

- 9.F. [CPC ZC 17-00081](#) Ordinance No. 18-62 amending the zoning map of the City of Colorado Springs pertaining to 17.58 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue establishing the M-1/AO/SS (Light Industrial with Airport and Streamside Overlay) zone district

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:

Peter Wysocki, Director, Planning and Community Development
Catherine Carleo, Principal Planner, Planning and Community Development

Attachments: [ZC ORD TheSands M-1-AO-SS](#)
[Exhibit A Legal Sands Industrial](#)
[Exhibit B Rezone Map M1 ZONE](#)
[7.5.603 Findings - ZC req CA](#)
[Signed Ordinance 18-62](#)

Please see comments in Agenda item 9.A.

- 9.G.** [CPC ZC 17-00082](#) Ordinance No. 18-63 amending the zoning map of the City of Colorado Springs pertaining to 85.94 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue establishing the R1-6000/DFOZ/AO/SS (Single-Family Residential with Design Flexibility, Airport and Streamside Overlays) zone district.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:
Peter Wysocki, Director, Planning and Community Development
Catherine Carleo, Principal Planner, Planning and Community Development

- Attachments:** [ZC ORD TheSands R1-6000](#)
[Exhibit A Legal Sands Residential](#)
[Exhibit B Rezone Map R1 6000](#)
[7.5.603 Findings - ZC req CA](#)
[Signed Ordinance 18-63](#)

Please see comments in Agenda item 9.A.

- 9.H.** [CPC ZC 17-00083](#) Ordinance No. 18-64 amending the zoning map of the City of Colorado Springs pertaining to 10.79 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue establishing the PBC/AO/SS (Planned Business Center with Airport and Streamside Overlays) zone district.

(Legislative)

Related Files: CPC A 17-00004, CPC A 17-00005, CPC A 17-00006, CPC A 17-00007, CPC ZC 17-00081, CPC ZC 17-00082, CPC ZC 17-00083

Presenter:
Peter Wysocki, Director, Planning and Community Development
Catherine Carleo, Principal Planner, Planning and Community Development

Attachments: [ZC ORD TheSands PBC](#)
[Exhibit A Legal Sands Commercial](#)
[Exhibit B Rezone Map PBC ZONE](#)
[7.5.603 Findings - ZC req CA](#)
[Signed Ordinance 18-64](#)

Please see comments in Agenda item 9.A.

10. Councilmember Reports and Open Discussion

There were no Councilmember Reports and there was no Open Discussion.

11. Adjourn

Upon completion of the Closed Executive Session, there being no further business to come before City Council, Council adjourned.

Sarah B. Johnson, City Clerk