



# City of Colorado Springs

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

## Meeting Minutes City Council

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Tuesday, March 24, 2026

9:00 AM

Council Chambers

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### 1. Call to Order and Roll Call

President Crow-Iverson called the meeting to order at 9:00 AM.

**Present:** 8 - President Lynette Crow-Iverson, Councilmember Dave Donelson, Councilmember Kimberly Gold, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Roland Rainey Jr., President Pro Tem Brian Risley, and Councilmember Brandy Williams

President Pro Tem Risley and Councilmember Williams attended the meeting virtually.

President Pro Tem Risley left the meeting at approximately 12:36 PM.

### 2. Invocation and Pledge of Allegiance

### 3. Changes to Agenda/Postponements

The Invocation was made by Pastor Gene Steinkirchner from the Stone Church.

President Crow-Iverson led the Pledge of Allegiance.

#### **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:**

- 4A.B.** [ZONE-25-0032](#) Ordinance No. 26-10 amending the zoning map of the City of Colorado Springs pertaining to approximately 5.75 acres located at 7915 Hunter Peak Trail from R1-6/DF/AP-O (Single-Family Residential Medium with Design Flexibility Overlay and Airport Overlay) to PK/AP-O (Public Park with Airport Overlay) (Quasi-judicial) (Second Reading and Public Hearing)

Council District: 2

Presenter:

Allison Stocker, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [ZONE-25-0032 Ordinance](#)  
[ZONE-25-0032 Staff Report](#)  
[Attachment 1 Cumbre Vista Land Use Statement](#)  
[Attachment 2 Cumbre Vista Project Statement](#)  
[Attachment 3 Public Comments](#)  
[Exhibit A Zone Legal Description](#)  
[Exhibit B Zone Map Exhibit](#)  
[ZONE-25-0032 CC Presentation](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 4A.C.** [ZONE-25-0033](#) Ordinance No. 26-11 amending the zoning map of the City of Colorado Springs pertaining to approximately 4.48 acres located at 950 Spectrum Loop from PDZ (Planned Development Zone) to PK/AF-O (Public Park with United States Air Force Academy Overlay). (Quasi-Judicial) (Second Reading and Public Hearing)

Council District: 2

Presenter:

Allison Stocker, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [ZONE-25-0033 Ordinance](#)  
[ZONE-25-0033 Staff Report](#)  
[Attachment 1 Land Use Statement v2](#)  
[Attachment 2 Project Statement](#)  
[Exhibit A Zone Legal Description](#)  
[Exhibit B Zone Map Exhibit v2](#)  
[ZONE-25-0033 CPC Presentation v2](#)

**This Ordinance was finally passed on the Consent Calendar.**

#### **4B. First Presentation:**

**4B.A. [26-119](#)** City Council Regular Meeting Minutes March 10, 2026

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [3-10-2026 City Council Meeting Minutes Final](#)

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

**4B.B. [26-070](#)** A Resolution Amending Resolution 39-25 And Adopting Amendments to the "City Of Colorado Springs Rules And Procedures Of City Council" Effective March 24, 2026

Presenter:  
Michael Montgomery, Deputy City Council Administrator

**Attachments:** [2026 Rules and Procedures of City Council Resolution](#)  
[Rules Council Presentation 3.9.2026](#)  
[Rules and Procedures of City Council Clean 3.24.2026](#)  
[Rules and Procedures of City Council Redline 3.24.2026](#)

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

**4B.C. [26-086](#)** A Resolution Authorizing and Directing the Chief Executive Officer of Colorado Springs Utilities to Enter Into an Agreement for Regional Wastewater Treatment Service Between Colorado Springs Utilities and Triview Metropolitan District

Presenter:  
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [Resolution Triview WW Service Agreement](#)  
[Triview Regional WW Service Agreement](#)

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

- 4B.D.** [26-087](#) A Resolution Authorizing and Directing the Chief Executive Officer of Colorado Springs Utilities to Enter Into an Agreement for Regional Wastewater Treatment Service Between Colorado Springs Utilities and Forest Lakes Metropolitan District

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [Resolution Forest Lakes WW Service Agreement](#)  
[Forest Lakes Regional WW Service Agreement](#)

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

### **Approval of the Consent Agenda**

**Motion by Councilmember Gold, seconded by Councilmember Leinweber, 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 8-0-0**

**Aye:** 8 - Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

### **5. Recognitions**

- 5.A.** [26-122](#) A Resolution recognizing March 29, 2026 as National Vietnam War Veterans Day

Presenter:

Dave Donelson, Councilmember District 1

**Attachments:** [Vietnam War Veterans Day](#)

Councilmember Donelson expressed appreciation for all the Americans who served/fought in the Vietnam War, he provided a brief history of the war and read a Resolution recognizing March 29, 2026 as National Vietnam War Veterans Day.

Andrea Finnegan-Fosse, Post Commander, American Legion, Post 5 and Chair, Pikes Peak Veterans Council, Russ Miller, President, Pikes Peak Veterans Council and National Senior Vice Commandant of the Marine Corps League, and Leroy Trusty, retired Air Force veteran and member of Vietnam Veterans of America, Chapter 1075, Veterans of Foreign Wars (VFW) Post 1141, American Allegiant Post 5, Military Order of World Wars, and alum of Honor Flight Mission 21, provided a brief overview of the organizations they represent, honored Vietnam War veterans, and expressed appreciation for the recognition.

Several Councilmembers conveyed gratitude for those who have served

and those who sacrificed their lives during and after the Vietnam War.

**Motion by Councilmember Donelson, seconded by Councilmember Gold, that the Resolution recognizing March 29, 2026 as National Vietnam War Veterans Day be adopted. The motion passed by a vote of 8-0-0**

**Aye:** 8 - Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

**5.B. [26-123](#)** Presentation of JustServe City Certificate to the City of Colorado Springs

Presenter:

Wayne Williams, Former Councilmember

Wayne Williams, Former Councilmember, introduced Tamie Farris, who provided an overview of JustServe, their vision, types of organizations which can use Just Serve, who can volunteer, JustServe City Program, JustServe cities, qualifications, JustServe Hero award qualifications, and presented the City with a JustServe City Certificate.

Councilmember Gold asked if JustServe has ever presented to City Council at a Work Session. Mr. Williams stated they have not. Several Councilmembers requested a more in-depth presentation at a future Work Session.

Councilmember Rainey asked if students who are required to acquire community service hours volunteer through JustServe. Ms. Farris confirmed they do.

Councilmember Henjum asked if organizations who need volunteers can go through JustServe's website. Ms. Farris confirmed they could.

Councilmember Leinweber spoke about the benefits of volunteering to a person's mental health.

**5.C. [26-126](#)** City Council Appointments to Boards, Commissions, and Committees

Presenter:

Lynette Crow-Iverson, Council President and Councilmember At Large

**Attachments:** [03242026 Boards Commissions and Committees Appointment](#)

President Crow-Iverson presented the City Council Appointments to Boards, Commissions, and Committees.

Councilmember Williams expressed appreciation for the nominees who wish to serve the City.

**Motion by Councilmember Henjum, seconded by Councilmember Leinweber, that the City Council Appointments to Boards, Commissions, and Committees be approved. The motion passed by a vote of 8-0-0**

**Aye:** 8 - Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

## **6. Mayor's Business**

Kevin Walker, Director, Planning Department, stated the groundbreaking ceremony for the Swire Coca-Cola will take place Thursday, March 26, 2026, at 10:00 AM.

## **7. Items Called Off Consent Calendar**

- 4A.A.** [ZONE-25-00](#) Ordinance No. 26-09 amending the zoning map of the City of Colorado Springs pertaining to approximately 2.93 acres located southwest of Dublin Boulevard and Vincent Drive from A/PDZ/R-1 6/HS-O/AF-O (Agriculture, Planned Development Zone, Single-Family Medium with Hillside and United States Air Force Academy Overlays) to MX-N/AF-O (Mixed-Use Neighborhood Scale with United States Air Force Academy Overlay).  
[10](#)  
(Quasi-Judicial) (Second reading and Public Hearing)

Related Files: ZONE-25-0010  
Located in Council District 1

Presenter:  
Austin Cooper, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Ordinance](#)  
[6473 Vincent Dr Rezone Staff Report](#)  
[Attachment 1 - Project Statement](#)  
[Attachment 2 - Land Use Statement](#)  
[Attachment 3 - Public Comments](#)  
[Attachment 4 - Public Comment Response Letter](#)  
[Attachment 5 - Legal Description](#)  
[Attachment 6 - Legal Depiction](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[CPC Public Comment](#)  
[Presentation CPC 01.14](#)  
[Presentation CC 03.24](#)  
[Excerpt Minutes - Vincent Drive - CPC 02\\_11\\_2026](#)

Councilmember Donelson stated he pulled this item from the Consent

Calendar because adjacent to this proposed rezoning site is a particular corner on Dublin Boulevard and it is a dangerous, blind corner and adding a use to this side of the road may not be for the benefit of the community.

Austin Cooper, Planner II, Planning Department presented the Ordinance amending the zoning map of the City pertaining to approximately 2.93 acres located southwest of Dublin Boulevard and Vincent Drive from A/PDZ/R-1 6/HS-O/AF-O (Agriculture, Planned Development Zone, Single-Family Medium with Hillside and United States Air Force Academy Overlays) to MX-N/AF-O (Mixed-Use Neighborhood Scale with United States Air Force Academy Overlay). He provided an overview of the vicinity map, project summary, zoning map, timeline of review, stakeholder involvement, agency review, PlanCOS compliance, allowable uses, application review criteria, and optional motion.

Councilmember Rainey asked if Colorado Springs Utilities (CSU) has any concerns with the substation being located near this lot. Mr. Cooper stated CSU will review any impact to the substation during the Development Plan review.

Councilmember Rainey asked if any trails will be impacted by this rezone. Mr. Cooper stated no public trails will be impacted.

Councilmember Donelson asked why the Hillside Overlay is being removed when it is surrounded by Hillside Overlay parcels. Mr. Cooper stated the geographic features of the lot did not fit the characteristics of the Hillside Overlay.

Councilmember Donelson asked if single-family residential is permitted in this proposed zone. Mr. Cooper stated it is permitted in an A Zone, but development cannot occur on a split zone.

Councilmember Donelson asked what the Traffic Engineering and citizen concerns were. Mr. Cooper stated Traffic Engineering would like the area which goes into the right-of-way to be vacated to the City. Gayle Sturdivant, City Traffic Engineer, stated a traffic study will be submitted as part of the Development Plan and traffic volumes on Dublin Boulevard are much lower than what is allowed.

Councilmember Leinweber stated there is already a traffic signal and

crosswalk at this intersection which will slow traffic.

Councilmember Gold asked what the speed limit is in the area. Ms. Sturdivant stated it is 35 miles per hour.

Kevin Walker, Director, Planning Department, reminded Council that this is for a rezone and the traffic impacts will be reviewed during the Development Plan phase.

Blaine Perkins, Planning and Landscape Architecture Group, representing the applicant, went over the context of the area, PlanCOS areas of change, unique places, and approval criteria.

Citizens Doug Johnson, owner Sunrise at Woodmen Kennels, and Valerie Conteras spoke in opposition to the proposed rezone.

Mr. Perkins stated a determination of traffic impact cannot be determined until the Development Plan phase and the current traffic concerns appear to be a result of enforcement issues.

Councilmember Williams asked if the City places zoning on private property. Mr. Walker stated the PlanCOS comprehensive plan is not a rezoning document, and this request is cleaning up the three separate zones on one property

Councilmember Henjum asked if the property owner could sell this property as it is currently zoned and then the developer could request a rezone. Mr. Walker confirmed they could.

Councilmember Donelson asked what the site distance is on the corner on Dublin Boulevard. Ms. Sturdivant stated the site distance is 390 feet, which is consistent with the Traffic Criteria Manual.

Councilmember Donelson asked what the distance from the parcel to the corner on Dublin Boulevard is. Ms. Sturdivant stated it is approximately 800 feet from the corner.

**Motion by President Pro Tem Risley, seconded by Councilmember Williams, that the Ordinance amending the zoning map of the City of Colorado Springs relating to approximately 2.93 acres located southwest of Dublin Boulevard and Vincent Drive from A/PDZ/R-1 6/HS-O/AF-O (Agriculture, Planned Development Zone, Single-Family Medium with**

Hillside and United States Air Force Academy Overlays) to MX-N/AF-O (Mixed-Use Neighborhood Scale with United States Air Force Academy Overlay) zoned district based upon the finding that the request complies with the criteria for a Zoning Map Amendment set forth in City Code Section 7.5.704 be finally passed. The motion passed by a vote of 7-1-0-0

**Aye:** 7 - Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

**No:** 1 - Donelson

## **8. Utilities Business**

**8.A.**    [26-085](#)            A Resolution Setting the Gas Cost Adjustment Rate Effective April 1, 2026

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities  
Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

**Attachments:**    [03-24-2026 CC Mtg-GCA Resolution](#)  
[G Sheet 2.5 Rate Tbl - 4th Revised - Redline](#)  
[G Sheet 2.5 Rate Tbl - 4th Revised - Final](#)  
[04-2026 Gas Cost Adjustment Worksheet](#)  
[03-24-2026 CC ECA-GCA.pptx](#)

Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities (CSU) presented the Resolutions setting the Gas Cost Adjustment (GCA), Electric Cost Adjustment (ECA) and Green Power Service rates effective April 1, 2026 and provided an overview of the ECA and GCA summary, natural gas prices as of March 1, 2026, ECA/GCA projections for March 2026, sample residential bill impacts, and how customers can receive assistance.

Councilmember Rainey asked what CSU is doing to keep the rates low. Travas Deal, Chief Executive Officer, CSU, stated they are working towards more gas transmission in order to have more gas availability and they are also increasing their hedge program and gas storage program.

**Motion by Councilmember Donelson, seconded by Councilmember Henjum, that the Resolution setting the Gas Cost Adjustment Rate effective April 1, 2026 be adopted. The motion passed by a vote of 8-0-0-0**

**Aye:** 8 - Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

**8.B.**    [26-128](#)            A Resolution Setting the Electric Cost Adjustment and Green Power Service Rates Effective April 1, 2026

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities  
Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

**Attachments:** [03-24-2026 CC Mtg-ECA Resolution](#)  
[E Sheet 2.17 Rate Tbl - 5th Revised - Redline](#)  
[E Sheet 2.17 Rate Tbl - 5th Revised - Final](#)  
[04-2026 Electric Cost Adjustment Worksheet](#)  
[04-2026 Green Power Service Worksheets](#)  
[03-24-2026 CC ECA-GCA.pptx](#)

Please see comments in Agenda item 8.A.

**Motion by Councilmember Donelson, seconded by Councilmember Rainey Jr., that the Resolution setting the Electric Cost Adjustment and Green Power Service Rates effective April 1, 2026 be adopted. The motion passed by a vote of 8-0-0**

**Aye:** 8 - Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

## **9. Unfinished Business**

- 9.A.** [26-077](#) Ordinance No. 26-13 Repealing Ordinance Nos. 02-10 And 21-92 Thereby Dissolving The Citizens' Transportation Advisory Board

Presenter:

David Leinweber, Councilmember At Large  
Nancy Henjum, Councilmember District 5  
Michael Montgomery, Deputy City Council Administrator

**Attachments:** [CitizensTransAdvisoryBoard-Repeal-ORD-2026-02-18](#)

Councilmember Leinweber provided a brief history of the Citizens' Transportation Advisory Board (CTAB) and while it is a difficult change, this dissolution was a very thought-out process.

**Motion by Councilmember Rainey Jr., seconded by Councilmember Leinweber, that the Ordinance repealing Ordinance Nos. 02-10 and 21-92 thereby dissolving the Citizens' Transportation Advisory Board be finally passed. The motion passed by a vote of 6-2-0**

**Aye:** 6 - Crow-Iverson, Donelson, Leinweber, Rainey Jr., Risley, and Williams

**No:** 2 - Gold, and Henjum

- 9.B.** [26-135](#) Motion to Reconsider Ordinance No.26-06 vacating the public right-of-way known as East Boulder Street consisting of approximately

0.92 acres located between N. Nevada Ave. and N. Weber St.

Presenter:

Brandy Williams, Councilmember District 3

Attachments: [Motion to Reconsider .pdf](#)

President Pro Tem Risley recused himself due to his firm being actively engaged in another project with District 11.

Councilmember Williams stated due to the concerns regarding pedestrian safety surrounding the Boulder Street intersection not being properly addressed, she motioned to reconsider Ordinance No. 26-06 vacating the public right-of-way known as East Boulder Street consisting of approximately 0.92 acres located between N. Nevada Avenue and N. Weber Street.

Councilmember Henjum asked since this item was already clearly voted on, what would this reconsideration accomplish. Trevor Gloss, Senior Attorney, City Attorney's Office, provided an overview of the process for reconsideration of an item.

Councilmember Leinweber stated Councilmembers may change their votes based on having time to consider the item and he supports the reconsideration.

Councilmember Henjum asked if the applicant could resubmit the application instead of City Council approving a reconsideration. Mr. Gloss confirmed they could resubmit the application a year after the initial application and the Planning Director could waive that time restriction.

Councilmember Henjum stated she still has safety concerns regarding the vacation and until those are addressed, she will not be changing her vote.

Councilmember Donelson stated he also does not support the reconsideration due to the safety concerns.

Councilmember Rainey asked if the applicant could address the safety implications in the reconsideration. Mr. Gloss stated they could.

Councilmember Rainey asked if the previous vote would be overridden by the vote at the time of the reconsideration of the item. Mr. Gloss confirmed

it would.

Councilmember Donelson stated safety around Palmer High School (PHS) could be addressed without a reconsideration of the vacation.

**Motion by Councilmember Williams, seconded by Councilmember Leinweber to reconsider Ordinance No. 26-06 vacating the public right-of-way known as East Boulder Street consisting of approximately 0.92 acres located between N. Nevada Ave. and N. Weber St., with the item to be noticed for and reconsidered at City Council's next regular meeting. The motion failed by a vote of 3-4-0-1**

**Aye:** 3 - Crow-Iverson, Leinweber, and Williams

**No:** 4 - Donelson, Gold, Henjum, and Rainey Jr.

**Recused:** 1 - Risley

Later in the meeting, Councilmember Rainey requested a reconsideration of item 9.B. because he needed to clarify that the request was not to change the vote of the vacation, but to establish a date to discuss safety parameters and reconsider the item. Mr. Gloss confirmed that City Council could Motion to Reconsider the reconsideration in Item 9.B. which would then reopen the vote for Item 9.B., and if that vote passed, they could set a hearing date, with no additional public comment new information, to discuss the vacation.

Councilmember Williams stated if the reconsideration she requested is approved, she would like to set a hearing date and requested a presentation at that hearing regarding solutions around safety.

Councilmember Donelson asked if they should reconsider the vacation hearing if Councilmembers are not changing their vote. Mr. Gloss stated because Councilmember Rainey requested the reconsideration and indicated there was confusion regarding the vote on the reconsideration, City Council could vote on the request for reconsideration.

Councilmember Donelson stated if a Councilmember wants additional information regarding the safety of the streets surrounding PHS, they could just ask for a Work Session presentation.

Councilmember Rainey asked Councilmember Williams if she is requesting a reconsideration hearing to hear more information regarding safety. Councilmember Williams confirmed that she is, but it is more

encompassing than that in order to have a broader conversation regarding the vacation, intersection safety, and solutions.

**Motion by Councilmember Rainey Jr., seconded by Councilmember Leinweber, to Reconsider Item 9.B. The motion passed by a vote of 4-3-0-1**

**Aye:** 4 - Crow-Iverson, Leinweber, Rainey Jr., and Williams

**No:** 3 - Donelson, Gold, and Henjum

**Recused:** 1 - Risley

Councilmember Williams requested a reconsideration of the vacation and to have another presentation and hearing at the May 12, 2026 City Council meeting.

Councilmember Henjum asked what else Councilmember Williams is asking to be presented at the reconsideration hearing. Councilmember Williams stated she would like to hear what the proposed changes are for the intersection Level of Service and safety which was noticeably absent from the original presentation.

Councilmember Donelson stated he will be in Washington D.C. on May 12, 2026 and requested the hearing be moved to another date.

Councilmember Willilams agreed to set the hearing date for May 26, 2026.

Councilmember Rainey asked what information is being requested to be added to the presentation. Councilmember Williams stated she would like to hear the proposed solutions to intersection safety and traffic concerns which were absent from the original hearing.

Councilmember Donelson stated the only reason for this reconsideration is to change votes on the vacation.

**Motion by Councilmember Williams, seconded by Councilmember Leinweber, to Reconsider Ordinance No. 26-06 vacating the public right-of-way known as East Boulder Street consisting of approximately 0.92 acres located between N. Nevada Ave. and N. Weber St., with the item to be noticed for and reconsidered at City Council's May 26, 2026 meeting. The motion passed by a vote of 4-3-0-1**

**Aye:** 4 - Crow-Iverson, Leinweber, Rainey Jr., and Williams

**No:** 3 - Donelson, Gold, and Henjum

**Recused:** 1 - Risley

## **10. New Business**

There was no New Business.

## **11. Public Hearing**

- 11.A. [ZONE-25-0024](#) Ordinance No. 26-12 amending the zoning map of the City of Colorado Springs pertaining to approximately 319.94 acres located west of Marksheffel Road, north of Drennan Road, and southeast of the Peterson Space Force Base from MX-M/cr/GI/cr/BP/cr/APD/AP-O/APZ-1 (Mixed-Use Medium Scale with Conditions of Record, General Industrial with Conditions of Record, Business Park with Conditions of Record, Airport Planned Development with Airport Overlay and Accident Potential Zone) to PDZ/AP-O/APZ-1 (Planned Development Zone with Airport Overlay and Accident Potential Zone). (Quasi-Judicial) (Second Reading and Public Hearing)

Related Files: LUPL-25-0011  
Located in Council District 4

Presenter:

Drew Foxx, Planner II, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [ORD Landings Business Park](#)  
[Staff Report Landings Business Park](#)  
[Attachment 1 Land Use Plan](#)  
[Attachment 2 PSFB Review Comments](#)  
[Attachment 3 Project Statement](#)  
[Attachment 4 Traffic Impact Study](#)  
[Attachment 5 Banning Lewis Ranch Master Plan](#)  
[Attachment 6 Contrarian MD 1-6 Resolution No. 106-25](#)  
[Attachment 7 Peak Innovation Park Master Plan](#)  
[Banning Lewis Ranch No. 1 \(Ord. 88-114\)](#)  
[Banning Lewis Ranch R-5 Zone Establishment \(Ord. 88-134\)](#)  
[Exhibit A Legal Description](#)  
[Exhibit B Zoning Map Amendment](#)  
[M-2 GI Zone Establishment \(Ord. 88-126\)](#)  
[PBC\(2\) MX-M Zone Establishment \(Ord. 88-131\)](#)  
[PIP-2 BP Zone Establishment \(Ord. 88-122\)](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[Staff Presentation Landings Business Park](#)

President Pro Tem Risley disclosed that his company has a business relationship with an entity that is affiliated with the property owner for this

project, but because his company does not have a direct relationship with the property owner, he believes there is no conflict of interest.

Drew Foxx, Planner II, City Planning Department, presented the Ordinance amending the zoning map of the City from MX-M/cr/GI/cr/BP/cr/APD/AP-O/APZ-1 (Mixed-Use Medium Scale with Conditions of Record, General Industrial with Conditions of Record, Business Park with Conditions of Record, Airport Planned Development with Airport Overlay and Accident Potential Zone) to PDZ/AP-O/APZ-1 (Planned Development Zone with Airport Overlay and Accident Potential Zone) and establishing the Landings Business Park Land Use Plan for proposed residential, civic, public, institutional, commercial, industrial, civic, accessory, and temporary uses and consisting of approximately 319.94 acres located west of Marksheffel Road, north of Drennan Road, and southeast of the Peterson Space Force Base (PSFB). He provided an overview of the vicinity map, applications, project summary, site plan, PSFB quarter-mile buffer, community amenities/benefits required, timeline of review, stakeholder involvement, agency review, PlanCOS compliance, application review criteria, and optional motions.

Councilmember Henjum asked if a tribal consultation was conducted. Mr. Foxx stated he is not aware that this parcel is part of tribal lands. Kevin Walker, Director, Planning Department, stated because the City is not using any federal dollars for this proposed rezoning, a consultation is not a necessity.

Councilmember Donelson asked if representatives from the Peterson Space Force Base were present at the Planning Commission meeting. Mr. Foxx confirmed they were.

Councilmember Donelson asked if the Planning Department has considered pausing this application until July or August until the Space Operations Installation Comparable Use (SOICU) analysis is completed. Mr. Walker confirmed they have considered it and they have slowed this process to give opportunity for that initiative to take hold, but it is still approximately a year away from being implemented.

Andrea Barlow, NES, representing the applicant, identified the site location, context, 2020 Banning Lewis Ranch Master Plan, Peak Innovation Park, surrounding context, area zoning, existing zoning, APD Zoning Use

chart, MX-M Zoning Use chart, GI Zoning Use chart, zone change, stated purpose of the PDZ, Land Use Plan, design standards comparison chart, PSFB coordination: seven areas of concern, PSFB Planning Commission remarks, PlanCOS compliance, applicable zone change review criteria, and applicable Land Use Plan review criteria.

Councilmember Donelson requested additional information regarding the potential impact of SOICU. Ms. Barlow stated PSFB was supportive and indicated that they did not want to hold up the project and they will continue to work with them as the development and the SOICU analysis progresses.

Councilmember Donelson asked if the applicant would accept compensation in order to leave that quarter-mile buffer to PSFB vacant. Ms. Barlow stated there is opportunity for that in the future, but the applicant would not like to delay this project any further and Lieutenant (Lt.) Colonel (Col.) Scott Kelly recognizes that the standoff area will not be undeveloped land.

Citizen MJ Benenati, Director of Government Affairs, Chamber and EDC, and Jill Gaebler, Executive Director, Pikes Peak Housing Network, spoke in support of the proposed project.

Councilmember Gold asked what the price range of these homes will be. Ms. Gaebler stated that information has not been released yet.

Councilmember Rainey asked if there is a buffering concern regarding PSFB. Lt. Col. Kelly confirmed there is and even though the quarter-mile buffer is preferred, they understand it is not feasible or necessary, and they are also supportive of compatible use.

Councilmember Rainey asked if PSFB has any concerns with this project moving forward. Lt. Col. Kelly stated there is not.

Councilmember Donelson asked if PSFB is working on pursuing funding to purchase land surrounding the installation. Lt. Col. Kelly confirmed they are.

Councilmember Donelson stated he believes the City should go out of its way to support military installations and wait for their studies which are underway, so it does not risk losing the bases located in Colorado Springs. Mr. Walker stated the Administration has worked very hard to establish

communication with the military bases and listen to their planning efforts and they will continue to do that.

**Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., that the Ordinance <br />Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to approximately 319.94 acres located west of Marksheffel Road, north of Drennan Road, and southeast of the Peterson Space Force Base from MX-M/cr/GI/cr/BP/cr/APD/AP-O/APZ-1 (Mixed-Use Medium Scale with Conditions of Record, General Industrial with Conditions of Record, Business Park with Conditions of Record, Airport Planned Development with Airport Overlay and Accident Potential Zone) to PDZ/AP-O/APZ-1 (Planned Development Zone with Airport Overlay and Accident Potential Zone) zone district based upon the finding that the request complies with the criteria for a Zoning Map amendment set forth in City Code Section 7.5.704 be finally passed. The motion passed by a vote of 7-1-0-0**

**Aye:** 7 - Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

**No:** 1 - Donelson

- 11.B. [LUPL-25-001](#) 1 Establishing the Landings Business Park Land Use Plan for proposed residential, civic, public, institutional, commercial, industrial, civic, accessory, and temporary uses and consisting of approximately 319.94 acres located west of Marksheffel Road, north of Drennan Road, and southeast of the Peterson Space Force Base.  
(Quasi-judicial)

Related Files: ZONE-25-0024  
Located in Council District 4

This application is in association with the Landings Business Park zone change which had the first reading and setting a hearing date on March 10, 2026.

Presenter:  
Drew Foxx, Planner II, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.5.514 LAND USE PLAN](#)

Please see comments in Agenda item 11.A.

**Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., that the Landings Business Park Land Use Plan related to approximately 319.94 acres based upon the findings that the request complies with the review criteria for Land Use Plans set forth in City Code Sections 7.5.514 be approved. The motion passed by a vote of 7-1-0-0**

**Aye:** 7 - Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

**No:** 1 - Donelson

- 11.C.** [APPL-26-0002](#) An Appeal from the related City Planning Commission decision that denied the Zone Map Amendment application pertaining to approximately 2.17 acres located at 4880 Airport Road from R1-6/AP-O (Single Family - Medium with Airport Overlay) to R-5/AP-O (Multi-Family - High with Airport Overlay).  
(Quasi-Judicial)

Related Files: ZONE-24-0020  
Located in Council District 4

Presenter:

Chris Sullivan, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Zone Ordinance](#)  
[Staff Report - APPL-26-0002](#)  
[Staff Report - ZONE-24-0020](#)  
[Attachment 1 Updated Project Statement](#)  
[Attachment 2 Land Use Statement](#)  
[Attachment 3 Rezone Exhibit A B](#)  
[Attachment 4 Public Comment Response](#)  
[Attachment 5 Appeal Application](#)  
[Draft CPC Minutes](#)  
[Public Comment 03.13.2026](#)

Kevin Walker, Planning Director, City Planning Department, explained that this item is an appeal of a denial by the Planning Commission of a zoning map amendment application and in the Uniform Development Code (UDC) when a rezoning Ordinance is recommended for approval by Planning Commission, the Ordinance goes directly to City Council for review and approval. He stated if the Planning Commission denies a rezoning application, the denial is the final decision, resulting in the appeal. Mr. Walker stated the City Code requires City Council to act on the appeal hearing before the zoning map amendments are heard and voted on and if the appeal is denied, the item will be considered denied and will not proceed to a City Council hearing, but if the appeal is approved, Planning Commission's decision is overturned and the rezoning application will be processed for City Council consideration in the future through the standard process. He stated if the appeal is approved, City Council may incorporate

any testimony given at today's hearing during the rezoning hearing and they are processing a change in Code to prevent any future confusion regarding this type of issue.

Councilmember Henjum asked if the appeal is a result of the conflict in City Code or the matter itself. Mr. Walker stated the appeal is about the matter itself.

Chris Sullivan, Senior Planner, City Planning Department, presented the appeal from the related City Planning Commission decision that denied the Zone Map Amendment application pertaining to approximately 2.17 acres located at 4880 Airport Road from R1-6/AP-O (Single Family - Medium with Airport Overlay) to R-5/AP-O (Multi-Family - High with Airport Overlay). He provided an overview of the vicinity map, applications, project summary, site plan, timeline of review, stakeholder involvement, agency review, PlanCOS compliance, application review criteria, and optional motions.

Councilmember Rainey asked what "potential intensity of the use" means. Mr. Sullivan stated the R-5 Zone allows for a density of up to twenty-five units per acre so the maximum number for this property is fifty units.

Councilmember Henjum asked why the item was withdrawn from the January 13, 2026 City Council meeting. Mr. Sullivan stated it was determined by the City Attorney's Office and the Planning Department that the item could not be voted on by City Council due to the way the UDC was written.

Ann Odom, NES, representing the applicant, identified the site location, zoning, request, project description, public comment, Planning Commission meetings, review criteria, PlanCOS compliance, compatibility with surrounding neighborhoods, illustrative concept, traffic review,

Citizens Jill Gaebler, Executive Director, Pikes Peak Housing Network, Miles Diaz, Board of Directors, Apartment Association of Southern Colorado, and Lukas Killiman, State Division of Housing, spoke in support of the proposed project.

Citizens Barbara Overgaard, Helen Mackay, Homeowners Association Board President, Sand Creek Commons, Tao Thai, Jessica Brownley, Joyce Salazar, Executive Director, RISE Southeast, spoke in opposition of

the proposed project.

Andrea Barlow, NES representing the applicant, stated she is baffled by Planning Commission decision on this rezone because this is a very small site of only two acres, it will have a limited amount of residential units per that zoning because it is capped at twenty-five units per acre, the type of housing is also limited by the property size, the price point of the housing will be influenced by what can be accomplished by the site, the developer is local, and they want to do something good for the community. She stated the original Development Plan for Sand Creek Commons included an access directly onto Airport Road, but it was closed off with a chain and cone which can be removed if residents need to exit in an emergency, there will be the required amount of parking provided for this development, this area is not a single-family neighborhood, there are two existing multi-family developments, there are nonconforming, unplatted, residential lots, City Traffic Engineering agreed that the developer can put a right-in, right-out access onto Airport Road which will distribute traffic from Karr Road, and they will be making improvements to Karr Road which will also improve traffic conditions.

Councilmember Gold asked what the property owner will do if this is not rezoned to R-5. Ms. Barlow stated they have not considered that because the R-5 is the logical zoning for this location.

Councilmember Gold asked if the proposal is for fifty dwelling units, seventy-five parking spaces, and three-stories high. Ms. Barlow confirmed it is.

Councilmember Gold asked if AMC Properties owns additional property in Southeast Colorado Springs. Ms. Barlow stated they do on the east side of Powers Boulevard.

Councilmember Henjum asked if the Sand Creek Trail is to the west of the property. Ms. Barlow confirmed it is.

Councilmember Henjum asked if there was a bike lane on Airport Road. Ms. Barlow confirmed there is.

Councilmember Henjum asked if Mountain Metropolitan Transit services this area. Ms. Barlow stated Route 22 services this area on Airport Road.

Councilmember Henjum requested the developer continues to meet with the neighbors regarding this project. Ms. Barlow confirmed they will.

Councilmember Leinweber commented that he does not understand why the Sand Creek Commons would block off an access to their building and that it is also zoned R-5.

Councilmember Leinweber asked if the children who would live in this building would attend Sand Creek Elementary School. Ms. Barlow stated that it would be difficult to determine because they could choice-in where they go to school. Ms. Brownley provided an overview of the School District boundaries in the area.

Gayle Sturdivant, City Engineer, Deputy Public Works Director, stated the Traffic Department performed a traffic analysis, they will be requesting a right-in, right-out off from Airport Road which will reduce the amount of traffic, on Karr Road, and the traffic volumes on Karr Road even with the proposed development calculated in would not exceed the thresholds to require a traffic study, in 1999 when the Sand Creek Commons was developed, it was decided there would be one access point off from Karr Road with an emergency egress onto Airport Road, both Traffic Engineering and the Colorado Springs Fire Department (CSFD) are comfortable leaving it as it is because it meets the safety criteria. She stated the City does have a missing sidewalk program funded through Pikes Peak Rural Transportation Authority (PPRTA) and new development is required to put in that missing sidewalk adjacent to their development. Ms. Sturdivant stated the three crashes which occurred in that area over the past five years, but only one was a southbound off from Karr Road, left turn onto Airport Road, and the other two were fixed objects from speeding on Airport Road so they do not believe there is a safety issue in that area, and the intersections were rated from A to C Level of Service.

Councilmember Henjum asked what the speed limit is on Airport Road. Ms. Sturdivant stated it is forty miles per hour.

Councilmember Gold stated the City needs more housing and more density and she will be supporting the appeal and the rezone to R-5.

Councilmember Leinweber asked if the signal light at Sand Creek Drive

slows traffic. Ms. Sturdivant confirmed it does.

Councilmember Leinweber asked if the chained access drive would be available to Sand Creek Commons residents in the event of an emergency. Ms. Sturdivant confirmed it would be.

Councilmember Leinweber stated one of the benefits to this development is the sidewalk it will add to the property.

Councilmember Donelson encouraged City Council to listen to the residents who have lived in the area for many years.

**Motion by Councilmember Henjum, seconded by Councilmember Gold, to approve the Appeal and reverse the City Planning Commission decision on the Zone Map Amendment application for 4880 Airport Road based upon the finding that the appellant met the appeal criteria found in City code Section 7.5.415, and direct that a related ordinance be brought to City Council for consideration. The motion passed by a vote of 6-1-1-0**

**Aye:** 6 - Crow-Iverson, Gold, Henjum, Leinweber, Rainey Jr., and Williams

**No:** 1 - Donelson

**Excused:** 1 - Risley

## **12. Added Item Agenda**

There were no items added to the Agenda.

## **13. One Hour of Citizen Discussion for Items not on Today's Agenda per City Council Rules**

Citizen Lisa Brandt, Reclaiming Civility, provided an overview of their organization and invited Councilmembers to their workshop.

Citizen Lonnie Mera spoke in opposition of the closing of the Stratton Meadow Community Center.

Citizen Taylor Gray invited City Council to the "No Kings" event, spoke against the use of metadata, and requested City Council protect the Constitution.

Citizen Steve Lightfoot stated Stephen King murdered John Lennon and spoke against the potholes within the City.

## **14. Executive Session**

There was no Executive Session.

**15. Adjourn**

There being no further business to come before City Council, Council adjourned at 3:54 PM.

Sarah B. Johnson, City Clerk