



# City of Colorado Springs

## Regular Meeting Agenda - Final-revised City Council

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

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Tuesday, June 25, 2024

10:00 AM

Council Chambers

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Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- Stratus IQ Channel 76 / 99 (Streaming)

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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)

During the meeting, those who wish to comment should submit their name, telephone number, and the topic or agenda item for comment via [allcouncil@coloradosprings.gov](mailto:allcouncil@coloradosprings.gov) in addition to calling +1 720-617-3426 United States, Denver (Toll) and entering this Conference ID: 662 558 555#

Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

### 1. Call to Order and Roll Call

### 2. Invocation and Pledge of Allegiance

### 3. Changes to Agenda/Postponements

### 4. Consent Calendar

**These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)**

### 4A. Second Presentation:

**4A.A. [ZONE-24-0003](#)**

Ordinance No. 24-42 to amend the zoning map of the City of Colorado Springs pertaining to 4.825 acres located southeast of South Union Boulevard and Airport Road from MX-M/R-5/HR-O (Mixed-Use Medium Scale / Multi-family High with Highrise Overlay) to PDZ (Planned Development Zone: Residential, Commercial, and Civic / Institutional; Maximum Density of 53.89 Dwelling Units per Acre; and Maximum Building Height of 62 feet) District.

(Quasi-Judicial) (Second Reading and Public Hearing)

Presenter:

Chris Sullivan, Senior Planner, Planning and Community Development Department

Kevin Walker, Interim Planning Director, Planning and Community Development Department

**Attachments:**

[ORD Dream Centers Commons](#)

[Staff Report Dream Centers Commons CS](#)

[Attachment 1 - Project Summary CS](#)

[Attachment 2 - Rezoning Exhibit CS](#)

[Attachment 3 - Land Use Plan 11x17](#)

[Attachment 4 - Traffic Impact Study Mar2024 CS](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[7.2.7 PLANNED DEVELOPMENT ZONE DISTRICT](#)

**4A.B. [LUPL-24-0004](#)**

Establishing the Dream Centers Commons Land Use Plan for proposed Residential, Commercial, and Civic / Institutional uses pertaining to 4.825 acres located southeast of South Union Boulevard and Airport Road.

(Quasi-Judicial)

Presenter:

Chris Sullivan, Senior Planner, Planning and Community Development Department

Kevin Walker, Interim Planning Director, Planning and Community Development Department

**Attachments:**

[Attachment 3 - Land Use Plan 11x17](#)

[7.5.514 LAND USE PLAN](#)

**4A.C. [ZONE-24-0002](#)**

Ordinance No. 24-41 amending the zoning map of the City of Colorado Springs relating to 7.04 acres located southwest of State Highway 94 and North Marksheffel Road from BP / APZ-2 / AP-O (Business Park / Accident Potential Subzone-2 with Airport Overlay) to MX-M / APZ-2 / AP-O (Mixed-Use Medium Scale / Accident Potential Subzone-2 with Airport Overlay) zone district.

(Quasi-Judicial) (2nd Reading and Public Hearing)

Presenter:

Chris Sullivan, Senior Planner, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:**

[ORD Reagan Ranch Industrial](#)

[Staff Report Reagan Ranch Industrial CS](#)

[Attachment 1 Project Statement - Zone Change CS](#)

[Attachment 2 MX-M Rezone Exhibit A & B CS](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

**4A.D. [LUPL-24-0002](#)**

Establishing the Reagan Ranch Industrial Land Use Plan for proposed commercial and office use consisting of 7.04 acres located southwest of State Highway 94 and North Marksheffel Road.

(Quasi-Judicial)

Presenter:

Chris Sullivan, Senior Planner, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:**

[Land Use Plan 11x17](#)

[7.5.514 LAND USE PLAN](#)

**4A.E. [ZONE-23-0033](#)**

Ordinance No. 24-43 to amend the zoning map of the City of Colorado Springs pertaining to 1.609 acres located at 324 Beckers Lane from PK/HS/WUI (Public Park with Hillside Overlay and Wildland Urban Interface Overlay) to MX-I/HS/WUI (Mixed-Use Institutional with Hillside Overlay and Wildland Urban Interface Overlay).

(Quasi-Judicial) (Second Reading and Public Hearing)

Presenter:

Allison Stocker AICP, Planner II, Planning and Neighborhood Services Department

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services Department

**Attachments:**

[GOG Trading Post Draft Ordinance](#)

[GOG Trading Post Staff Report Revised 20240514](#)

[Staff Report Garden of the Gods Trading Post ADS](#)

[Attachment 1 - Exhibit A - Revised Legal Descriptions](#)

[Attachment 2 - Exhibit B - Rezone Map 0604 11x17](#)

[Attachment 3 - Zone Change Project Statement](#)

[Attachment 4 - Land Use Statement](#)

[Attachment 5 - Parks Letter of Support](#)

[Attachment 6 - Public Comments](#)

[Attachment 7 - Public Comments 2](#)

[Attachment 8 - Land Swap Agreement](#)

[Additional Public Comment 3](#)

[Additional Public Comment 4](#)

[Additional Public Comment 5](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

**4A.F. [SUBD-23-0098](#)**

An Ordinance No. 24-44 vacating portions of public right-of-way known as White Leaf Circle within the Weiss - Blatt Subdivision consisting of 0.456 acres located southwest of the Broadmoor Avenue and 6th Street intersection.

(Legislative)

Presenter:

Johnny Malpica, AICP, Planner II, Planning and Neighborhood Services.

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:**

[White Leaf Circle ROW Vacation ORDINANCE DRAFT JM 06-13-2024](#)

[White Leaf Circle ROW Vacation Exhibit A - Legal Description - JM](#)

[White Leaf Circle ROW Vacation Exhibit B - Vacation Plat - JM](#)

[White Leaf Circle ROW Vacation Exhibit C - Utility Easement](#)

[Attachment to Ordinance](#)

[White Leaf Circle ROW Vacation Staff Presentation CC JM](#)

**4B. First Presentation:****4B.A. [24-299](#)**

Special City Council Regular Meeting Minutes June 10, 2024

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:**

[6-10-2024 Special City Council Meeting Minutes Final](#)

**4B.B. [24-300](#)**

City Council Regular Meeting Minutes June 11, 2024

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:**

[6-11-2024 City Council Meeting Minutes Final](#)

**4B.C. [24-274](#)**

A Resolution Approving the City Council's 2024 Strategic Plan Pursuant to City Charter §3-10(C) to Provide for the Future of the City and for the Mayor's Consideration in the Development of the 2025 Municipal Administrative Budget

Presenter:

Nancy Henjum, Councilmember District 5  
Brian Risley, Councilmember At Large  
Carly Hoff, Senior Legislative Analyst  
Emily Evans, City Council Administrator

**Attachments:**

[City Council Strategic Plan JUNE 2024](#)  
[City Council Strategic Plan 2024 PP Final](#)  
[City Council Strategic Plan Resolution 2024](#)

**5. Recognitions****5.A. [24-159](#)**

**Est. Time:** 10  
minutes

A Resolution Designating July as National Park and Recreation Month

Presenter:

David Leinweber, Councilmember At Large  
Britt Haley, Director  
Parks, Recreation and Cultural Services Department

**Attachments:**

[Park and Rec Month Resolution - 2024](#)

**5.B. [24-303](#)**

**Est. Time:** 10  
minutes

A Resolution celebrating July 4, 2024 as Independence Day

Presenter:

Nancy Henjum, Councilmember District 5

**Attachments:**

[Independence Day](#)

**5.C. [24-294](#)**

**Est. Time:** 10  
minutes

City Council Appointments to Boards, Commissions, and Committees

Presenter:

Randy Helms, Council President and Councilmember District 2

**Attachments:**

[06252024 Boards Commissions and Committee Appointments](#)

**6. Mayor's Business**

- 6.A. [24-323](#) A Resolution Confirming the Mayor's Appointment of Richard  
Mulledy as Public Works Director  
Est. Time: 10  
Minutes

Presenter:  
Mayor Yemi Mobolade

Attachments: [R Mulledy - Public Works Director - Resolution](#)

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

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

## **9. Utilities Business**

## **10. Unfinished Business**

## **11. New Business**

- 11.A. [24-244](#) A Resolution Authorizing the Acquisition of Approximately 2.54  
Acres of Property, Identified as the Red Rock Canyon Open  
Space Extension, through the Trails, Open Space and Parks  
(TOPS) Program  
Est. Time: 5  
minutes

Presenter:  
Britt Haley, Director, Parks Recreation and Cultural Services  
Department  
Lonna Thelen, Program Manager, Trails, Open Space and Parks  
(TOPS) Program  
David Deitemeyer, Senior Program Administrator, Trails, Open  
Space and Parks (TOPS) Program

Attachments: [Resolution Red Rock Canyon Open Space Extension- FINAL](#)  
[CC Work Session - Red Rock Canyon Open Space Extension](#)

- 11.B.** [24-276](#)  
**Est. Time:** 10  
minutes

An Ordinance Amending Budget Ordinance No. 23-65 (2024 Budget Appropriation Ordinance) for a Supplemental Appropriation to the Trails, Open Space and Parks Fund in the Amount of \$875,000 to complete the Acquisition of approximately to 2.54 Acres of Property, identified as the Red Rock Canyon Open Space Extension, for the Purpose of Public Open Space and Trails

Presenter:

Britt Haley, Director, Parks Recreation and Cultural Services Department

Lonna Thelen, Program Manager, Trails, Open Space and Parks (TOPS) Program

David Deitemeyer, Senior Program Administrator, Trails, Open Space and Parks (TOPS) Program

**Attachments:**

[Ordinance - TOPS supplemental approp - Red Rocks Open Space Extension](#)

- 11.C.** [24-243](#)  
**Est. Time:** 15  
minutes

A Resolution to Amend Resolution No. 208-23 Increasing the 2024 Mesa Drainage Basin Fee

Presenter:

Richard Mulledy, P.E., Deputy Public Works Director, Enterprises;

Erin Powers, P.E., Stormwater Compliance Program Manager

**Attachments:**

[DrainageBasinFeeRES-2024-06-03](#)

[Exhibit A Proposed 2024 Fee Schedule](#)

[Exhibit B - Resolution 208-23](#)

[Mesa Drainage Fee Increase Presentation Final](#)

## **12. Public Hearing**

**Printers Hill**



**12.A. [ZONE-23-0032](#)****Est. Time:** 15  
minutes

Ordinance No. 24-40 to amend the zoning map of the City of Colorado Springs pertaining to 26.21 acres located at 101 South Union Boulevard from R-5 P (Multi-Family High and Planned Provision Overlay) and R-5 (Multi-Family High) to MX-L (Mixed-Use Large Scale) zone district.

(Quasi-Judicial) (Second Reading and Public Hearing)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:**

[ORD\\_ZC Printers Hill](#)

[Staff Report - UPH](#)

[Attachment 1 - Exhibit A - Legal Description](#)

[Attachment 2 - Exhibit B - Zoning Map](#)

[Attachment 3 - Zone Change Project Statement](#)

[Attachment 4 - Land Use Plan](#)

[Attachment 5 - Land Use Plan - Project Statement](#)

[Attachment 6 - DVSA - Site Plan](#)

[Attachment 7 - DVSA - Project Statement](#)

[Attachment 8 - Accepted Traffic Impact Study](#)

[Attachment 9 - Geological Hazards Waiver Letter](#)

[Attachment 10 - Neighbor Comment](#)

[Attachment 11 - Zoning Aerial with Legend](#)

[Attachment 12 - Mineral Estate Owner Notification Certification Affidavit](#)

[Attachment 13 - Emails of Support](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Printers Hill Staff Presentation](#)

[CPC Minutes 5.8.24 Final](#)

**12.B. [LUPL-23-0010](#)****Est. Time:** 5  
minutes

Establishing the Union Printers Home Land Use Plan for proposed Residential, Commercial, Retail, Office, Park & Recreation, Streets/Utility Rights-of-Way, Public/Institutional, and Activity Center uses consisting of 26.209 acres located at 101 South Union Boulevard.

(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:**

[Attachment 4 - Land Use Plan](#)

[Attachment 5 - Land Use Plan - Project Statement](#)

[7.5.514 LAND USE PLAN](#)

**12.C. [DVSA-23-0004](#)****Est. Time:** 5  
minutes

A Development Standards Adjustment to City Code Sections 7.2.305 and 7.4.201, to allow for a maximum building height of 160 feet where 65 feet is required, and to provide amenities of public open spaces, corridors, parks, public art, community garden, mini-park plazas and greater architectural design located at 101 South Union Boulevard.

(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:**

[Attachment 6 - DVSA - Site Plan](#)

[Attachment 7 - DVSA - Project Statement](#)

[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

### **Arrowswest Apartments**

**12.D. [ZONE-24-0004](#)****Est. Time:** 2 hours

Ordinance No. 24-38 to amend the zoning map of the City of Colorado Springs relating to 6.87 acres located at 4145 Arrowswest Drive from BP/WUI-O (Business Park with Wildland Urban Interface Overlay) to MX-M/WUI-O (Mixed Use Medium Scale with Wildland Urban Interface Overlay).  
(Quasi-Judicial) (Second Reading and Public Hearing)

**Presenter:**

William Gray, Senior Planner, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Attachments:**

[Arrowswest Rezoning Ordinance](#)  
[Arrowswest Rezoning Exhibit A](#)  
[Arrowswest Rezoning Exhibit B](#)  
[CPC Minutes 4.16.24 Final](#)  
[City Planning Commission Staff Report](#)  
[Attachment 1-Annexation Map](#)  
[Attachment 2-Zoning Map](#)  
[Attachment 3-Shops at Arrowswest Filing No 1](#)  
[Attachment 4-Shops at Arrowswest Filing No 1 Development Plan](#)  
[Attachment 5-Public Comment](#)  
[Attachment 5A-Star Berdon Document](#)  
[Attachment 5B-McLain Document](#)  
[Attachment 5C-Eddie Hurt Document](#)  
[Attachment 6-2023 Public Comment](#)  
[Attachment 7-Neighborhood Meeting No. 3](#)  
[Attachment 8-2022 Public Comment](#)  
[Attachment 9-Traffic Impact Study](#)  
[Attachment 10-Final Drainage Report](#)  
[Attachment 11-Geologic Hazard Study](#)  
[Attachment 12-Grading Consistent with Geologic Hazard Report](#)  
[Recommendations](#)  
[Attachment 13-CGS Review Letter](#)  
[Attachment 14-Project Statement](#)  
[Attachment 15-Vicinity Map](#)  
[Attachment 16-Zone Map Amendment Exhibit](#)  
[Attachment 17-Development Plan](#)  
[Attachment 18-Context Map](#)  
[Attachment 19-Cross Section](#)  
[Attachment 20-2024 Public Comment](#)  
[Attachment 21-Kat Gayle correspondence](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[CC Arrowswest Apartments Staff Presentation WEG Final](#)  
[CPC Minutes 4.16.24 Final](#)

**12.E. [DEPN-24-0039](#)****Est. Time:** 2 hours

The Arrowswest Apartments Development Plan establishing a multi-family development with 222 dwelling units in seven (7) buildings consisting of 9.47 acres located at 4145 Arrowswest Drive. (Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

Attachments:

[7.5.515 DEVELOPMENT PLAN](#)

**13. Added Item Agenda****14. Executive Session****15. Adjourn**