



City of Colorado Springs

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

Meeting Minutes - Draft City Council

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Tuesday, June 28, 2016

1:00 PM

Council Chambers

1. Call to Order

Present: 9 - Councilmember Larry Bagley, President Merv Bennett, Councilmember Helen Collins, President Pro Tem Jill Gaebler, Councilmember Keith King, Councilmember Don Knight, Councilmember Bill Murray, Councilmember Andy Pico, and Councilmember Tom Strand

2. Invocation and Pledge of Allegiance

The Invocation was led by Reverend Tiffany Keith, First United Methodist Church.

The Pledge of Allegiance was led by Council President Bennett.

3. Changes to Agenda/Postponements

Council President Bennett stated the following items have been pulled off the Consent Calendar, 4.B.G., 4.B.H., 4.B.I., 4.B.J., 4.B.L., 4.B.M., 4.B.N., 4.B.O., 4.B.R., 4.B.S.

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. [CPC LUM
16-00003](#)**

Ordinance 16-61 amending the Comprehensive Plan 2020 Land Use Map reflecting changes from July 1, 2013 through June 30, 2015. - Legislative

Presenter:
Carl Schueler, Comprehensive Planning Manager, Planning & Development Department

Res/Ord Number: 16-61

The ordinance was finally passed on the Consent Calendar.

4B. First Presentation:

4B.A. [16-445](#) City Council Meeting Minutes June 14, 2016

Presenter:
Sarah Johnson, City Clerk

The Meeting Minutes were approved on the Consent Calendar.

4B.B. [16-452](#) Appointments to Boards and Commissions

Presenter:
Jacquelyn Puett, Assistant to Council

This item was approved on the Consent Calendar.

4B.C. [16-431](#) A Resolution Approving an Agreement Providing Water and Wastewater Service to Land Located Outside the City Limits of Colorado Springs and Agreement to Annex for 5435 Turquoise Drive in Park Vista Estates Addition

Presenter:
Brian Whitehead, Systems Extensions Manager, Water Services Division
Jerry Forte, P.E., Chief Executive Officer, Colorado Springs Utilities
Res/Ord Number: 66-16

The resolution was adopted on the Consent Calendar.

4B.D. [16-442](#) A Resolution Approving an Agreement Providing Water and Wastewater Service to Land Located Outside the City Limits of Colorado Springs and Agreement to Annex for 5335 Turquoise Drive in Park Vista Estates Addition

Presenter:
Brian Whitehead, Systems Extensions Manager, Water Services Division
Jerry Forte, P.E., Chief Executive Officer, Colorado Springs Utilities
Res/Ord Number: 67-16

The resolution was adopted on the Consent Calendar.

4B.E. [16-432](#) A Resolution Authorizing Colorado Springs Utilities to take all actions necessary to remove certain water rights from the State of Colorado's Water Rights Tabulation

Presenter:

Wayne Vanderschuere, Planning Engineering and Resource General Manager, Water Services

Jerry Forte, P.E., Chief Executive Officer, Colorado Springs Utilities

Res/Ord Number: 68-16

The resolution was adopted on the Consent Calendar.

4B.F. [16-433](#)

A Resolution Authorizing the Filing of Water Court Applications for Change of Water Rights, Augmentation Plan and Appropriative Rights of Exchange related to the City of Colorado Springs' Interests in Water Rights of the Chilcott Ditch Company

Presenter:

Wayne Vanderschuere, Planning Engineering and Resource General Manager, Water Services Jerry Forte, P.E., Chief Executive Officer, Colorado Springs Utilities

Res/Ord Number: 69-16

The resolution was adopted on the Consent Calendar.

**4B.K. [CPC ZC
16-00053](#)**

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 10.5 acres located 0.2 miles east of the intersection of South Academy Boulevard and Academy Park Loop from PBC/HR/AO (Planned Business Center with High Rise and Airport Overlay) to PF/AO (Public Facility with Airport Overlay).

(Quasi-Judicial)

Presenter:

Daniel Sexton, Senior Planner, Planning and Community Development

Res/Ord Number: 16-64

The Ordinance was approved on first reading on the Consent Calendar.

**4B.P. [CPC ZC
16-00037](#)**

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 3.81 acres located northwest of East Woodmen Road and Campus Drive from OC (Office Complex) to PBC (Planned Business Center).

(Quasi-Judicial)

Related File: CPC CP 16-00038

Presenter:

Katie Carleo, Principal Planner, Planning and Community Development

Res/Ord Number: 16-65

The Ordinance was approved on first reading on the Consent Calendar.

- 4B.Q.** [CPC CP 16-00038](#) The ViewHouse concept plan for the redevelopment of an existing bank and office building to a restaurant and office building.

(Quasi-Judicial)

Related Files: Related File: CPC ZC 16-00037

Presenter:
Katie Carleo, Principal Planner, Planning and Community Development

This agenda item was approved on the Consent Calendar.

- 4B.T.** [16-435](#) Consideration of Decision and Order and a Resolution Regarding Changes to Electric Rate Schedule, Industrial Service - Time-of-Day 1,000 kWh/day Minimum (ETL) Rates within the Service Areas of Colorado Springs Utilities

Presenter:
Sonya Thieme, Pricing Manager
Jerry Forte, P.E., Chief Executive Officer, Colorado Springs Utilities
Res/Ord Number: 70-16

The resolution was adopted on the Consent Calendar.

Approval of the Consent Agenda

Motion by President Pro Tem Gaebler, seconded by Councilmember Strand, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9-0-0.

Aye: 9 - Bagley, Bennett, Collins, Gaebler, King, Knight, Murray, Pico, and Strand

5. Recognitions

- 5.A.** [16-450](#) A Resolution of Appreciation for Patricia A. McFarland on the Occasion of her Retirement as the Division Supervisor of Finance - Accounts Payable with the City of Colorado Springs

Presenter:
Merv Bennett, City Council President
Res/Ord Number: 71-16

Kara Skinner, CFO, read the resolution and expressed appreciation to Ms. McFarland for her dedication, work and contributions to the City.

Motion by Councilmember Strand, seconded by Councilmember Bagley, that the

Resolution of Appreciation for Patricia A. McFarland on the Occasion of her Retirement as the Division Supervisor of Finance - Accounts Payable with the City of Colorado Springs be adopted. The motion passed by a vote of 9-0-0.

Aye: 9 - Bagley, Bennett, Collins, Gaebler, King, Knight, Murray, Pico, and Strand

5.B. [16-423](#) A Resolution Designating July as National Park and Recreation Month

Presenter:

Karen Palus, Director of Parks, Recreation and Cultural Services

Res/Ord Number: 72-16

Karen Palus, Director of Parks, Recreation and Cultural Services, thanked Council for recognizing July as parks month and introduced children from the Meadows Park Community Center, Deerfield Hills Community Center, Hillside Community Center, Young Stars Program, and a group of bicyclists in attendance. Some of the children, dressed as super heroes, presented brief summaries of their “super powers”.

Ms. Palus invited everyone to join the Super Selfie COS challenge and stated the 2015 Parks, Recreation and Cultural Services Report was provided to Council.

Motion by President Pro Tem Gaebler, seconded by Councilmember Bagley, that the Resolution to Designate July as Park and Recreation Month for the purposes outlined in the resolution be adopted. The motion passed by a vote of 9-0-0.

Aye: 9 - Bagley, Bennett, Collins, Gaebler, King, Knight, Murray, Pico, and Strand

6. Citizen Discussion

Citizen John Kilbury thanked the city for work done in the downtown area and noted some additional areas of concern.

Citizen Charles Barber spoke about the need for water in public parks.

Citizen Charlotte Royal voiced concern about the planned plasma donation center at Dublin and Powers.

Citizen Gerald Miller spoke about the VA denying benefits. Jeff Greene suggested he contact the El Paso County Veterans service center.

Citizen Joseph Carlson spoke about his partnership to fight veteran homelessness in the City and invited Councilmembers to participate in a golf tournament fundraiser July 9th.

7. Mayor's Business

There was no Mayor's Business.

8. Items Called Off Consent Calendar

- 4B.R.** [16-414](#) An ordinance amending Section 201 (Definitions) and 213 (Economic Development Agreements) of Part 2 (General Provisions) of Article 1 (Municipal Airport Advisory Commission) of Chapter 14 (Municipal Enterprises) of the Code of the City of Colorado Springs 2001, as amended, authorizing economic development agreements with businesses performing commercial activities at the Colorado Springs Airport

Presenter:

Dan Gallagher, Director of Aviation, Colorado Springs Airport

Res/Ord Number: 16-66

Sarah Johnson, City Clerk, explained these items were pulled off the consent calendar due to language changes made to the ordinance after the agenda packets were published.

Motion by Councilmember Bagley, seconded by Councilmember Murray, that the updated ordinance amending Section 201 (definitions) and 213 (economic development agreements) of Part 2 (general provisions) of Article 1 (municipal airport advisory commission) of Chapter 14 (municipal enterprises) of the Code of the City of Colorado Springs 2001, as amended, authorizing economic development agreements with businesses performing commercial activities at the Colorado Springs Airport be approved on first reading. The motion passed by a vote of 9-0-0.

Aye: 9 - Bagley, Bennett, Collins, Gaebler, King, Knight, Murray, Pico, and Strand

- 4B.S.** [16-415](#) An ordinance amending Section 102 (Definitions) of Article 12 (Economic Development Agreements) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as amended, pertaining to commercial activity

Presenter:

Dan Gallagher, Director of Aviation, Colorado Springs Airport

Res/Ord Number: 16-67

Please see comments in agenda item 4.B.R.

Motion by Councilmember King, seconded by Councilmember Murray, that the updated ordinance amending Section 102 (definitions) of Article 12 (economic development agreements) of Chapter 2 (business licensing, liquor regulation and taxation) of the Code of the City of Colorado Springs 2001, as amended, pertaining to commercial activity be approved on first reading. The motion passed by a vote of 9-0-0.

Aye: 9 - Bagley, Bennett, Collins, Gaebler, King, Knight, Murray, Pico, and Strand

9. Utilities Business

There was no utilities business.

10. Unfinished Business

- 10.A. [CPC A 15-00060](#) Ordinance No. 16-62 annexing to the City of Colorado Springs that area known as Kum and Go Store 685 consisting of 7.711 acres located at the northwest corner of Powers Boulevard and Dublin Boulevard.

(Legislative)

Related Files: CPC ZC 15-00081

Presenter:
Michael Schultz, Principal Planner, Land Use Review
Res/Ord Number: 16-62

There were no questions or comments on this agenda item.

Motion by Councilmember Knight, seconded by Councilmember Murray, that the ordinance to approve the Kum Go Store 685 Annexation, based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203 and the Colorado Municipal Annexation Act of 1965 (C.R.S. 31-12-101, et seq.) be approved on first reading. The motion passed by a vote of 9-0-0.

Aye: 9 - Bagley, Bennett, Collins, Gaebler, King, Knight, Murray, Pico, and Strand

- 10.B. [CPC ZC 15-00081](#) Ordinance No. 16-63 establishing the PBC/AO (Planned Business Center with Airport Overlay) pertaining to 4.611 acres located at the northwest corner of Powers Boulevard and Dublin Boulevard.

Related Files: CPC A 15-00060

Presenter:
Michael Schultz, Principal Planner, Land Use Review
Res/Ord Number: 16-63

There were no questions or comments on this agenda item.

Motion by Councilmember King, seconded by Councilmember Murray, that the ordinance to approve the establishment of zone district to PBC/AO (Planned Business Center with Airport Overlay) pertaining to 4.611 acres associated with the Kum & Go Store 685 annexation based upon the findings that the request complies with the criteria for granting establishment or change of zone district set forth in City Code Section 7.5.603 ba approved on first reading. The motion passed by a vote of 9-0-0.

Aye: 9 - Bagley, Bennett, Collins, Gaebler, King, Knight, Murray, Pico, and Strand

11. New Business**11.A. [CPC A
16-00020](#)**

An Ordinance Annexing to the City of Colorado Springs that Area Known as Mohl Hollow Consisting of 1.26 acres Located at the Southeast Corner of Vincent Drive and Dublin Boulevard.

(Legislative)

Related File: CPC ZC 16-00021

Presenter:

Meggan Herington, AICP, Planning Manager
Peter Wysocki, Planning and Development Director, Planning and Community Development Department

Res/Ord Number: 16-68

There were no questions or comments on this agenda item.

Motion by Councilmember Knight, seconded by Councilmember Murray, that the ordinance to approve the Mohl Hollow annexation, based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203 and the Colorado Municipal Annexation Act of 1965 be approved on first reading. The motion passed by a vote of 9-0-0.

Aye: 9 - Bagley, Bennett, Collins, Gaebler, King, Knight, Murray, Pico, and Strand

**11.B. [CPC ZC
16-00021](#)**

An Ordinance Amending the Zoning Map of the City of Colorado Springs Relating to 1.26 Acres Located at the Southeast Corner of Vincent Drive and Dublin Boulevard Establishing the A Zone District.

(Legislative)

Related File: CPC A 16-00020

Presenter:

Meggan Herington, AICP, Planning Manager
Peter Wysocki, Planning and Development Director, Planning and Community Development Department

Res/Ord Number: 16-69

There were no questions or comments on this agenda item.

Motion by Councilmember Murray, seconded by Councilmember Strand, that the ordinance establishing of the A (Agricultural) zone district, based upon the findings that the zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603 be approved on first reading. The motion passed by a vote of 9-0-0.

Aye: 9 - Bagley, Bennett, Collins, Gaebler, King, Knight, Murray, Pico, and Strand

12. Public Hearing

- 4B.L. [CPC MP 87-000381-A 15MJ16](#) A major amendment to the Banning Lewis Ranch Master Plan changing the land use of 153 acres from Industrial to Neighborhood Commercial and Residential.

(Legislative)

Related Files: CPC PUZ 16-00010, CPC PUZ 16-00011, CPC PUP 16-00013

Presenter:

Meggan Herington, Planning Manager for LUR/DRE, Planning and Community Development

Meggan Herington, Planning Manager for LUR/DRE, presented an overview of the proposed Master plan amendment, zone changes and Concept plan amendment.

Councilmember Murray asked if this is the same master plan involved in a court case. Ms. Herington stated this is the same plan.

Councilmember Murray asked about the shared obligation agreement and provisions for schools to be established in the area. Ms. Herington stated each developer understands they will be responsible for their share of the infrastructure costs and the developer is responsible for designating a school site. Schools are constructed when the development matures and the need for schools is established, the school district administration for this area was contacted regarding this proposal and had no comment at this time.

Councilmember Knight expressed concern that developing the Banning Lewis Ranch property as a largely residential area will create a financial drain on the City due to the lack of sales and use tax being generated by the development. He urged Council to develop consistent practices concerning master plan amendments. Ms. Herington stated there is a fiscal impact analysis done with every development plan and the proposed amendments to this plan have been evaluated based on the City's Comprehensive Plan.

Jeff Greene, Chief of Staff, spoke about the lack of development in this area and the need for residential development to stimulate commercial interest in this property that has been sitting vacant for several years.

Councilmember Pico questioned the financial concerns as there are numerous planned developments in the vicinity and stated it is common practice for Council to amend development plans to accommodate the evolving growth, or lack thereof, in developments.

Councilmember Knight stated the Banning Lewis Ranch area is unique because it is so large and if it is only developed as residential property, it will not generate enough revenue to support the infrastructure. The City needs to be certain developments are self-sustaining. Councilmember Knight asked what percentage of the total planned industrial area for the Banning Lewis Ranch property this amendment represents. Ms. Herington will provide that information to Council.

Councilmember Murray spoke about the master plan amendments shifting developments into non-self-sustaining areas. Ms. Herington talked about Code allowing master plan amendments as situations change over time.

John Maynard with NES, Inc., the applicant, representing the owner and contract purchaser, stated the professional opinion of developers is the planned industrial development of this area will never happen. The residential and commercial development proposed through this master plan amendment is more likely to succeed, stimulating growth, development and increased revenue.

Mr. Maynard stated the school district has had the opportunity to comment on this proposal. A school site is required and a mechanism is in place to fund school facilities as needed. Numerous fees have been placed on developments in the Banning Lewis Ranch to fund infrastructure. Developing a residential core is necessary for commercial development to occur. The Comprehensive Plan properly addresses the issue of creating balanced developments.

Councilmember Murray asked if finances are in place to complete Marksheffel Road to this development. Mr. Greene stated the City and the County are working in conjunction to fund and construct these planned roads.

Citizen Jaymen Johnson spoke in opposition of approving this proposal at this time.

Motion by Councilmember King, seconded by Councilmember Bagley, that a major amendment to the Banning Lewis Ranch Master Plan changing the land use of 153 acres from Industrial to Neighborhood Commercial and Residential be approved. The motion passed by a vote of 6-3-0.

Aye: 6 - Bagley, Bennett, Gaebler, King, Pico, and Strand

No: 3 - Collins, Knight, and Murray

4B.M. [CPC PUZ 16-00010](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 135.63 acres located east of Marksheffel Boulevard and south of the Barnes Road extension from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: Residential - 3.5 - 7.99 dwelling units per acre with a maximum building height of 36 feet with Streamside and Airport Overlays).

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A15MJ16, CPC PUZ 16-00011, CPC PUP 16-00013

Presenter:

Meggan Herington, Planning Manager for LUR/DRE, Planning and Community Development

Res/Ord Number: 16-70

Please see comments in agenda item 4.B.L.

Councilmember Collins stated she cannot support this proposal and she believes the annexation of this property should be completely overhauled. Properties such as Sam's Club and Rustic Hills are sitting empty while the City encourages new developments.

Motion by Councilmember King, seconded by Councilmember Bagley, that the ordinance changing the zoning from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: Residential - 3.5 - 7.99 dwelling units per acre with a maximum building height of 36 feet with Streamside and Airport Overlays) based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603 and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603 be approved on first reading. The motion passed by a vote of 6-3-0.

Aye: 6 - Bagley, Bennett, Gaebler, King, Pico, and Strand

No: 3 - Collins, Knight, and Murray

4B.N. [CPC PUZ 16-00011](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 17.7 acres located east of Marksheffel Boulevard and south of the Barnes Road extension from PIP-2/SS/AO

(Planned Industrial Park with Streamside and Airport Overlays) to PBC/AO (Planned Business Center with Airport Overlay).

(Quasi-Judicial)

Related Files: CPC MP 87-000381-A15MJ16, CPC PUZ 16-00010, CPC PUP 16-00013

Presenter:

Meggan Herington, Planning Manager for LUR/DRE, Planning and Community Development

Res/Ord Number: 16-71

Please see comments in agenda item 4.B.L.

Motion by Councilmember King, seconded by Councilmember Pico, that the ordinance changing the zoning from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PBC/AO (Planned Business Center with Airport Overlay) based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603 be approved on first reading. The motion passed by a vote of 6-3-0.

Aye: 6 - Bagley, Bennett, Gaebler, King, Pico, and Strand

No: 3 - Collins, Knight, and Murray

4B.O. [CPC PUP
16-00013](#)

The Enclaves at Mountain Vista Concept Plan illustrating the future development of residential single-family attached and detached, parks, open space and school site with supporting neighborhood commercial located east of Marksheffel Boulevard and south of the Barnes Road extension in Banning Lewis Ranch.

(Quasi-Judicial)

Related Files: CPC MP 87-000381-A15MJ16, CPC PUZ 16-00010, CPC PUZ 16-00011

Presenter:

Meggan Herington, Planning Manager for LUR/DRE, Planning and Community Development

Please see comments in agenda item 4.B.L.

Motion by Councilmember King, seconded by Councilmember Pico, to approve the Enclaves at Mountain Vista Concept Plan based upon the findings that the PUD concept plan meets the review criteria for PUD concept plans as set forth in City Code Section 7.3.605. The motion passed by a vote of 6-3-0.

Aye: 6 - Bagley, Bennett, Gaebler, King, Pico, and Strand

No: 3 - Collins, Knight, and Murray

12. Public Hearing

- 4B.G.** [CPC MPA
06-00206-A7
MJ16](#) A major amendment to the Woodmen Heights Master Plan changing the land use designation of 13.3 acres from Neighborhood Commercial/Office to Residential (16-24.99 Dwelling Units per Acre).

(Legislative)

Related Files: CPC ZC 16-00028, CPC PUZ 16-00031, CPC CP 16-00033, CPC PUD 16-00034

Presenter:

Daniel Sexton, Senior Planner, Planning and Community Development

Daniel Sexton, Senior Planner, provided a summary of this proposal which was unanimously approved by the Planning Commission.

Kyle Campbell with Classic Consulting Engineers and Surveyors, representing the applicant, spoke about the depth of this developer in this community.

Councilmember Murray requested a tax revenue analysis of the apartment projects being completed in the area. Mr. Sexton stated a financial impact analysis is performed on the original master plan and land use amendments to the plan are limited based on the previously approved master plan. This is considered a major amendment due to the potential traffic impact associated with this proposed change. The developer will be required to pay fees in lieu of dedicating land for schools, per the school district's request.

Councilmember Knight discussed the residential and commercial balance of the development in detail with Mr. Sexton. Councilmember Knight also requested additional information about drainage plans for the development. Mr. Sexton spoke about the efforts of the City to ensure adequate stormwater management. Mr. Campbell explained a large drainage pipe will be extended through the site and a stormwater pond will bring the development into full compliance with the City's stormwater requirements.

Councilmember Strand asked if the planned apartment units would be considered affordable housing. Mr. Campbell stated the apartments

would be considered market targeted.

Councilmember Murray stated he will support this proposal but expressed concern about the number of apartment complexes being built and encouraged everyone to consider the financial effects of these units on the area.

Motion by Councilmember King, seconded by Councilmember Bagley, to approve the major amendment to the Woodmen Heights Master Plan, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408. The motion passed by a vote of 6-3-0.

Aye: 8 - Bagley, Bennett, Gaebler, King, Knight, Murray, Pico, and Strand

No: 1 - Collins

4B.H. [CPC ZC
16-00028](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 3.8 acres located to the northeast of the Black Forest Road and Woodmen Road intersection from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay).

(Quasi-Judicial)

Related Files: CPC MPA 06-00206-A7MJ16, CPC PUZ 16-00031, CPC CP 16-00033, CPC PUD 16-00034

Presenter:

Daniel Sexton, Senior Planner, Planning and Community Development

Res/Ord Number: 16-72

Please see comments in agenda item 4.B.G.

Motion by Councilmember King, seconded by Councilmember Bagley, that the ordinance changing the zoning from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay) based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603 be approved on first reading. The motion passed by a vote of 8-1-0.

Aye: 8 - Bagley, Bennett, Gaebler, King, Knight, Murray, Pico, and Strand

No: 1 - Collins

4B.I. [CPC PUZ
16-00031](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 13.3 acres located to the northeast of the Black Forest Road and Woodmen Road intersection from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay: Multi-Family Residential land

use, 18.1 dwelling units per acre, 45-foot height maximum).

(Quasi-Judicial)

Related Files: CPC MPA 06-00206-A7MJ16, CPC ZC 16-00028, CPC CP 16-00033, CPC PUD 16-00034

Presenter:

Daniel Sexton, Senior Planner, Planning and Community Development

Res/Ord Number: 16-73

Please see comments in agenda item 4.B.G.

Motion by Councilmember King, seconded by Councilmember Pico, that the ordinance changing the zoning from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay: Multi-Family Residential land use, 18.1 dwelling units per acre, 45-foot height maximum), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603 and the development of a PUD zone as set forth in City Code Section 7.3.603 be approved on first reading. The motion passed by a vote of 8-1-0.

Aye: 8 - Bagley, Bennett, Gaebler, King, Knight, Murray, Pico, and Strand

No: 1 - Collins

4B.J. [CPC PUD
16-00034](#)

The Copper Range Apartments PUD development pertaining to 13.3 acres for a multi-family residential development with 240 dwelling units contained within 10 multi-family buildings, located near the Black Forest Road and Woodmen Road intersection.

(Quasi-Judicial)

Related Files: MPA 06-00206-A7MJ16, CPC ZC 16-00028, CPC PUZ 16-00031, CPC CP 16-00033

Presenter:

Daniel Sexton, Senior Planner, Planning and Community Development

Please see comments in agenda item 4.B.G.

Motion by Councilmember Strand, seconded by Councilmember Pico, to approve the Copper Range Apartments PUD development plan based upon the findings that the development plan meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E) and the development review criteria for PUD development plans as set forth in City Code Section 7.3.606. The motion passed by a vote of 8-1-0.

Aye: 8 - Bagley, Bennett, Gaebler, King, Knight, Murray, Pico, and Strand

No: 1 - Collins

13. Added Item Agenda

- 13.A.** [CPC CP 16-00033](#) Woodmen Heights Commercial/Office concept plan pertaining to 3.8 acres illustrating two commercial development sites with associated surface parking areas, located at the Black Forest Road and Woodmen Road intersection.

(Quasi-Judicial)

Related Files: CPC MPA 06-00206-A7MJ16, CPC ZC 16-00028, CPC PUZ 16-00031, CPC PUD 16-00034

Presenter:

Daniel Sexton, Senior Planner, Planning and Community Development

Please see comments in agenda item 4.B.G.

Motion by Councilmember King, seconded by Councilmember Strand, to approve the Woodmen Heights Commercial/Office Concept Plan based upon the findings that the development plan meets the eight (8) review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E). The motion passed by a vote of 8-1-0.

Aye: 8 - Bagley, Bennett, Gaebler, King, Knight, Murray, Pico, and Strand

No: 1 - Collins

14. Executive Session

There was not an Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned.

Sarah Johnson, City Clerk