



# City of Colorado Springs

## Regular Meeting Agenda - Final City Council

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

*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.*

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Tuesday, January 14, 2020

10:00 AM

Council Chambers

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**1. Call to Order**

**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. [CPC V  
19-00094](#)**

Ordinance No. 19-103 vacating a sixteen-foot public right-of-way adjacent and between Lot 11 & Lot 12, Block 4, Skyway Park Addition No. 1, City of Colorado Springs consisting of 0.05 acres.

Presenter:

Peter Wysocki, Director, Planning and Development Department  
Rachel Teixeira, Planner II

**Attachments:** [ORD\\_VROW\\_SkywayAlley](#)  
[EXHIBIT A - LEGAL DESCRIPTION](#)  
[EXHIBIT B - SITE PLAN](#)

**4A.B.** [CPC ZC  
18-00148](#)

Ordinance No. 19-102 amending the zoning map of the City of Colorado Springs pertaining to 5.1 acres located at 3570 Aerospace Boulevard, changing the zoning from PIP-2/CR/AO APZ-2 (Planned Industrial Park with Conditions of Record and an Airport Overlay-Accident Potential Subzone 2) to PIP-2/CR/AO APZ-2 (Planned Industrial Park with Conditions of Record and an Airport Overlay-Accident Potential Subzone 2) to remove a Condition of Record.

(QUASI-JUDICIAL)

Related File: CPC DP 18-00149

Presenter:

Peter Wysocki, Director, Planning and Development Department  
Hannah Van Nimwegen, Senior Planner, Planning and Community Development Department

**Attachments:** [Zone Change Ordinance - Advanced Concrete](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - Legal Description Depicted](#)  
[Advanced Concrete-Vicinity Map](#)

**4A.C.** [CPC V  
19-00112](#)

Ordinance No. 19-104 vacating public right-of-way described as the north/south running public alley that connects E. Cache la Poudre St. and E. Dale St. between N. Tejon St. and N. Nevada Ave. within the Town of Colorado Springs Addition No. 1 subdivision plat consisting of 7,998 square feet.

(LEGISLATIVE)

Related Files: CPC CU 19-00111, CPC MP 97-00261-A6MN19

Presenter:

Peter Wysocki, Director, Planning and Community Development Department  
Ryan Tefertiller, Manager, Urban Planning Division

**Attachments:** [ORD VROW RobsonArena](#)  
[Exhibit A - Robson Arena Vacation LEGAL DESCRIPTION](#)  
[Exhibit B - Vacation Plat](#)

**4B. First Presentation:**

- 4B.A.** [20-021](#) City Council Regular Meeting Minutes December 10, 2019
- Presenter:  
Sarah B. Johnson, City Clerk
- Attachments:** [12-10-2019 City Council Meeting Minutes Final.pdf](#)
- 4B.B.** [20-016](#) City Council Regular Meeting Minutes December 19, 2019
- Presenter:  
Sarah B. Johnson, City Clerk
- Attachments:** [12-19-2019 City Council Meeting Minutes Final.pdf](#)
- 4B.C.** [20-017](#) Appointments to Boards and Commissions
- Presenter:  
Jacquelyn Puett, Assistant to Council
- Attachments:** [011420 Boards and Commissions.pdf](#)
- 4B.D.** [20-001](#) Annual Designation of the City Clerk's Office as the public place for posting of public notices for public meetings.
- Presenter:  
Sarah B. Johnson, City Clerk
- Attachments:** [charter - for postings.doc.pdf](#)
- 4B.E.** [19-723](#) An ordinance amending Ordinance No. 18-118 (2019 Appropriation Ordinance) for a supplemental appropriation to the General Fund in the amount of \$6,984,844, and to the Lodgers and Auto Rental Tax (LART) Fund in the amount of \$167,394 which will be transferred to the General Fund and is included in the \$6,984,844, for the retention of 2018 fiscal year revenue above the 2018 fiscal year revenue and spending limitations (TABOR cap), approved by voters in the November 2019 coordinated election to be retained and spent for parks, sports and cultural facilities, and trail improvements
- Presenter:  
Charae McDaniel, Chief Financial Officer
- Attachments:** [Ordinance for Supplemental for TABOR \\$7M-Parks Signed Resolution 77-19-Ballot Language](#)

- 4B.F.** [19-728](#) An Ordinance Amending Ordinance No. 18-118 (2019 Appropriation Ordinance) for a Supplemental Appropriation to the Memorial Health System Enterprise Fund in the Amount of \$1,384,091 to Transfer UC Health Margin Share Proceeds to the Colorado Springs Health Foundation

Presenter:

Charae McDaniel, Chief Financial Officer  
Chris Wheeler, Budget Manager

**Attachments:** [Supplemental Approp Ord for MHS Revenue Share-2019](#)

- 4B.G.** [CPC ZC 19-00104](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 10.24 acres located at 5640 E Bijou Street from PIP-1 APZ1 AO (Planned Industrial Park 1 with Accident Potential Zone 1 and Airport Overlay) to M-1 APZ1 AO (Light Industrial with Accident Potential Zone 1 and Airport Overlay).

(Quasi-Judicial)

Related File: CPC PUZ 19-00104, CPC PUP 19-00105

Presenter:

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

**Attachments:** [ZC\\_ORD\\_CDOTBijou](#)  
[Exhibit A - legal description](#)  
[Exhibit B - zoning depiction](#)  
[VICINITY MAP](#)  
[Aerial Vicinity Map](#)  
[Staff Powerpoint -CDOT Bijou Maintenance Facility - LT](#)  
[CPC Staff Report\\_CDOT Bijou Maintenance Facility](#)  
[FIGURE 1 - Development Plan](#)  
[FIGURE 2 - Project Statement](#)  
[FIGURE 3 - PlanCOS Unique Placed Framework Map](#)  
[FIGURE 4 - Surrounding Uses Map](#)  
[7.5.603.B Findings - ZC](#)  
[CPC Minutes\\_CDOTBijou draft](#)

**4B.H.** [CPC DP  
19-00105](#)

A development plan for construction of a CDOT maintenance and service facility located at 5640 East Bijou Street.

(Quasi-Judicial)

Related File: CPC PUZ 19-00104, CPC PUP 19-00105

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development Department

Peter Wysocki, Director, Planning and Development Department

**Attachments:** [FIGURE 1 - Development Plan](#)  
[7.5.502.E Development Plan Review](#)

**4B.I.** [CPC ZC  
18-00142](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 3.89 acres of land from A/OC/cr (Agricultural and Office Complex with Conditions of Record) to PBC/cr (Planned Business Center with Conditions of Record), located at 11005 Voyager Parkway.

(QUASI-JUDICIAL)

Related Files: CPC ZC 18-00142, CPC ZC 18-00143, and CPC CP 18-00144

Presenter:

Daniel Sexton, Principal Planner, Planning and Community Development  
Peter Wysocki, Director Planning and Community Development

**Attachments:** [ZC\\_ORD\\_NewLifeCommercialLot2](#)  
[Exhibit A - Lot 2 Legal Description](#)  
[Vicinity Map](#)  
[CC\\_NewLifeCommercial\\_Staff](#)  
[CPC Report\\_NewLifeChurchCommercial](#)  
[FIGURE 1 - Zone Change-Lot 2](#)  
[FIGURE 2 - Zone Change-Lot 3](#)  
[FIGURE 3 - Concept Plan](#)  
[FIGURE 4 - Project Statement](#)  
[FIGURE 5 - PlanCOS Vision Map](#)  
[FIGURE 6 - Thriving Economy](#)  
[7.5.603.B Findings - ZC](#)

**4B.J.** [CPC ZC  
18-00143](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 2.09 acres of land from OC/cr (Office Complex with Conditions of Record) to PBC/cr (Planned Business Center with Conditions of Record), located at 11005 Voyager Parkway.

(QUASI-JUDICIAL)

Related Files: CPC ZC 18-00142, CPC ZC 18-00143, and CPC CP 18-00144

Presenter:

Daniel Sexton, Principal Planner, Planning and Community Development  
Peter Wysocki, Director Planning and Community Development

**Attachments:** [ZC ORD NewLifeCommercialLot3](#)  
[Exhibit A - Lot 3 Legal Description](#)  
[FIGURE 2 - Zone Change-Lot 3](#)  
[7.5.603.B Findings - ZC](#)

**4B.K.** [CPC CP  
18-00144](#)

A concept plan for the New Life Commercial project illustrating a lot layout for a three-lot subdivision and establishing envisioned land uses, located at 11005 Voyager Parkway.

(QUASI-JUDICIAL)

Related Files: CPC ZC 18-00142, CPC ZC 18-00143, and CPC CP 18-00144

Presenter:

Daniel Sexton, Principal Planner, Planning and Community Development  
Peter Wysocki, Director Planning and Community Development

**Attachments:** [FIGURE 3 - Concept Plan](#)  
[7.5.501.E Concept Plans](#)

**5. Recognitions****5.A.** [19-753](#)

A Proclamation commemorating Martin Luther King, Jr. Day

Presenter:

Councilmember David Geislinger

**Attachments:** [MLK All People's Breakfast Committee Proclamation - 2020](#)  
[MLK All People's Breakfast Committee Proclamation - 2020](#)

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

**7. Mayor's Business****8. Items Called Off Consent Calendar****9. Utilities Business****10. Unfinished Business****11. New Business**

- 11.A. [20-023](#) A Resolution Amending City Council Resolution 85-19 for the Purpose Of Economic Development

Presenter:

Greg Phillips, Director of Aviation, Colorado Springs Airport

**Attachments:** [1-3-20 - Clean - RESOLUTION Amendment No \\_\\_\\_\\_\\_ - 20.docx](#)

[City Council Cover Memo for Hotel Development 1.3.20.docx](#)

[Hotel Letter of Support Final - 8.24.2019.pdf](#)

[Hotel Site Development - City Council 1.3.20.pptx](#)

- 11.B. [19-724](#) An Ordinance amending Ordinance No. 19-87 (2020 Appropriation Ordinance) for a supplemental appropriation to the General Fund in the amount of \$329,828 for partial construction costs of the Tutt Boulevard Bridge over Cottonwood Creek.

Presenter:

Charae McDaniel, Chief Financial Officer

Jeff Dunn, PE, Stormwater Enterprise Division of Public Works

**Attachments:** [CW-Ordinance-Supplemental Approp for Assurance](#)

[Exhibit A](#)

[Exhibit B](#)

[Tutt-Cowpoke PR-2 for Council](#)

**11.C. [19-397](#)**

A Resolution approving a service plan allowing for the creation of the Chapel Heights Metropolitan District

(Legislative)

Presenter:

Peter Wysocki, Director of Planning and Community Development

Carl Schueler, Planning Manager- Comprehensive Planning, Planning and Development Department

**Attachments:**

[resolution](#)

[Exhibit A- 2019 07 02 - Service Plan - Chapel Heights MD](#)

[Attachment 1- 2019 07 02 - Transmittal Letter - Chapel Heights MD](#)

[Attachment 2- 2019 07 02 - Redline Comparison Service Plan - Chapel Heights](#)

[Attachment 3- Chapel Heights MD Cost Estimates](#)

[Attachment 4- Opportunity Zone Highlights](#)

[Chapel Heights PowerPoint](#)

**12. Public Hearing**



- 12.A. [CPC PUZ 19-00078](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 42.04 acres from SU/AO (Special Use with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay) zone district located at 1111 Academy Park Loop.

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00078, and CPC PUP 19-00079

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development  
Peter Wysocki, Director, Planning and Development Department

**Attachments:**

[ZC\\_ORD\\_ChapelHeights](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zoning Map](#)

[Aerial Vicinity Map](#)

[Map\\_location of park facilities](#)

[Vicinity Map](#)

[Map\\_distance to parks](#)

[CPC Staff Report Chapel Heights](#)

[FIGURE 1 - Chapel Heights Project Statement](#)

[FIGURE 2 - Chapel Heights Zone Change Site Plan](#)

[FIGURE 3 - Chapel Heights Concept Plan Site Plan](#)

[FIGURE 4 - Land Uses Map](#)

[FIGURE 5 - Neighborhood Mtg](#)

[FIGURE 6 - Special Use Zone](#)

[FIGURE 7 - EOZ Map](#)

[FIGURE 8 - PlanCOS](#)

[7.5.603.B Findings - ZC](#)

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

[CPC Minutes ChapelHeights draft](#)

**12.B.** [CPC PUP  
19-00079](#)

The Chapel Heights concept plan for development of 42.04 acres for mixed residential use; single-family attached and detached along with multi-family duplexes located at 1111 Academy Park Loop.

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00078, and CPC PUP 19-00079

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development  
Peter Wysocki, Director, Planning and Development Department

**Attachments:** [FIGURE 3 - Chapel Heights Concept Plan Site Plan](#)  
[7.5.501.E Concept Plans](#)  
[7.3.605 PUD Concept Plan](#)

**12.C.** [CPC V  
19-00158](#)

An ordinance vacating a public right-of-way described as the northern-most ten feet of E. Vermijo Ave. between S. Weber St. and S. Wahsatch Ave. within The Town of Colorado Springs consisting of 0.087 acres.

Presenter:

Ryan Tefertiller, Manager, Urban Planning Division  
Peter Wysocki, Director, Planning and Community Development  
Department

**Attachments:** [VROW\\_ORD\\_VermijoAvenue](#)  
[Exhibit A - Vermijo Ave ROW Legal Description](#)  
[Exhibit B - Vermijo Ave Vacation Plat](#)  
[Figure 1 - Vermijo Ave Vacation Aerial Photo](#)  
[Figure 2 - Stakeholder Support](#)  
[Vermijo Vacation Council Presentation RBT 011420](#)  
[7.7.402.C Vacation Procedures](#)

- 12.D. [CPC PUZ 19-00056](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 1.1 acres located on the east side of 21st Street, north of Little Bear Creek Point from R5 (Multi-Family Residential) to PUD (Planned Unit Development: medical office, veterinary clinic, general office, personal consumer services and personal improvement services with a maximum height of 30 feet).

(Quasi-Judicial)

Related File: CPC PUD 19-00057

Presenter:

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

**Attachments:**

[ZC\\_ORD\\_MastinDental](#)  
[Exhibit A - legal description](#)  
[Exhibit B - zoning depiction](#)  
[VICINITY MAP](#)  
[Aerial Vicinity Map](#)  
[Mastin dental Building - CC powerpoint - LT](#)  
[CPC Staff Report\\_Mastin Dental Building](#)  
[FIGURE 1 -Development Plan](#)  
[FIGURE 2 - Project Statement](#)  
[FIGURE 3 - Neighborhood Comments](#)  
[FIGURE 4 - Neighborhood meeting comments](#)  
[FIGURE 5 - Previously approved development plan](#)  
[FIGURE 6 - Aerial with Development Plan overlay](#)  
[FIGURE 7 - PlanCOS Vibrant Neighborhoods Framework Map](#)  
[7.5.603.B Findings - ZC](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)  
[CPC Minutes MastinDental draft](#)

**12.E.** [CPC PUD  
19-00057](#)

The Mastin Dental Building Development Plan for development of 1.1 acres as general and medical office located south of Lower Gold Camp Road and east of 21st Street.

(Quasi-Judicial)

Related File: CPC PUZ 19-00056

Presenter:

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

**Attachments:** [FIGURE 1 -Development Plan](#)  
[7.5.502.E Development Plan Review](#)  
[7.3.606 PUD Development Plan](#)

**13. Added Item Agenda**

**14. Executive Session**

**15. Adjourn**