



# City of Colorado Springs

## Regular Meeting Agenda - Final City Council

Plaza of the Rockies  
South Tower, 5th Floor  
Blue River Board Room  
121 S Tejon St  
Colorado Springs, CO  
80901

*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.*

---

Tuesday, September 28, 2021

10:00 AM

Blue River Board Room

---

### How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council  
Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- CenturyLink Channel 18

### How to Comment on Agenda Items

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: 902 676 447#

### 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.** [CPC PUZ  
21-00017](#)

Ordinance No. 21-73 amending the zoning map of the City of Colorado Springs relating to 3.68 acres located northwest of Adventure Way and Quail Brush Creek Drive from A (Agricultural) to PUD/AO (Planned Unit Development: Single-family Residential, 10.1 DU/AC, 36-foot maximum building height with Airport Overlay).

(Quasi-Judicial)

Related File: CPC PUD 21-00018

Presenter:

Katie Carleo, Planning Supervisor, Planning & Community Development  
Peter Wysocki, Planning Director, Planning & Community Development

**Attachments:** [ORD\\_ZC\\_AscentAtQuailBrush](#)

[Exhibit A Legal Description](#)

[Exhibit B Rezone Depiction](#)

**4A.B.** [CPC PUZ  
21-00019](#)

Ordinance No. 21-74 amending the zoning map of the City of Colorado Springs relating to 7.32 acres located at the northwest corner of Powers Boulevard and Hancock Expressway from PBC/AO (Planned Business Center with Airport Overlay) to PUD/AO (Planned Unit Development: Single-family Residential, 9.9 dwelling units per acre, maximum building height of 35-feet with Airport Overlay).

(Quasi-Judicial)

Related File: CPC PUD 21-00020

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

**Attachments:** [ORD\\_ZCskyviewvillage](#)

[Exhibit A](#)

[Exhibit B - Zone Change Exhibit](#)

**4A.C.** [21-345](#)

Ordinance No. 21-75 organizing the Catalyst Campus Business Improvement District and appointing an initial board of directors.

(Legislative)

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

**Attachments:**

[Ordinance](#)

[Exhibit A- Catalyst BID Petition signed](#)

[Exhibit B- Catalyst Campus BID - Certificate of Mailing of Notice of Public Heari](#)

[Exhibit C- 2021-2022 Catalyst Campus BID Operating Plan and Budget](#)

[Exhibit D- SpecialDistrictPolicyJan06](#)

**4A.D.** [CPC ZC  
20-00172](#)

Ordinance No. 21-76 amending the Zoning Map of the City of Colorado Springs relating to 19.4 acres located at 3910 Palmer Park Boulevard and 1605 North Academy Boulevard from PBC/SS (Planned Business Center with Streamside Overlay) to M1/cr/SS (Light Industrial with Conditions of Record and Streamside Overlay).

(Quasi-Judicial)

Related File: PD DP 64-62-A39MJ20

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**Attachments:**

[ORD\\_ZC\\_RusticHillsRedevelopment](#)

[Exhibit A - Zone Change](#)

[CC\\_RusticHills\\_DJS](#)

[Vicinity Map](#)

- 4A.E.** [21-085](#) Ordinance No. 21-77 creating an extension of a moratorium on the enforcement of certain zoning code violations related to carports in front yard setbacks until December 7, 2021

(Legislative)

Presenter:  
Mitch Hammes, Neighborhood Services Manager

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [CarportMoratoriumExtORD-9-7-2021](#)  
[Signed Ordinance 21-54](#)

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

- 4B.A.** [21-564](#) City Council Regular Meeting Minutes September 14, 2021

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [9-14-2021 City Council Meeting Minutes Final](#)

- 4B.B.** [21-465](#) An ordinance authorizing the issuance and delivery of the City's Series 2021A multi-family housing revenue bonds in an aggregate amount not to exceed \$11,200,000 and its taxable Series 2021B multi-family housing revenue bonds in an aggregate amount not to exceed \$4,758,000 for the Village at Solid Rock project

Presenter:  
Steve Posey, Community Development Division Manager  
John Bales, Fred Marienthal, Kutak Rock LLP  
Peter Wysocki, Director of Planning and Community Development

**Attachments:** [Colorado Springs - Village at Solid Rock - 2021 Ordinance](#)  
[Bond Ordinance Village at Solid Rock](#)  
[Colorado Springs - Village at Solid Rock - 2021 Assignment Agreement](#)  
[Colorado Springs - Village at Solid Rock - 2021 Bank Loan Agreement](#)  
[Colorado Springs - Village at Solid Rock - 2021 Borrower Loan Agreement](#)  
[Colorado Springs - Village at Solid Rock - 2021 Tax Regulatory Agreement](#)

**4B.C.** [CPC ZC  
21-00062](#)

An ordinance amending the zoning map of the City of Colorado Springs relating to 6.95 acres located at the northeast corner of Peterson Road and North Carefree Circle, from R5/cr/AO (Multi-Family Residential with Conditions of Record and Airport Overlay) to R5/AO (Multi-Family Residential with Airport Overlay).

(Quasi-Judicial)

Related File: CPC CP 21-00063

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community  
Development

Peter Wysocki, Director, Planning & Community Development

**Attachments:**

[Ord\\_ZC\\_NECPeterson&CarefreeTownhomes](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change](#)

[Vicinity Map](#)

[CC\\_NECPeterson&CarefreeTownhomes\\_DJS](#)

[CC\\_NECPeterson&CarefreeTownhomes\\_DJS](#)

[CPC Report\\_NECPeterson&CarefreeTownhomes](#)

[Zone Change](#)

[Concept Plan](#)

[Project Statement](#)

[Vision Map](#)

[PublicComment](#)

[Context Map](#)

[CPC\\_Minutes\\_ConsentCalendar\\_08.19.21](#)

[7.5.603.B Findings - ZC](#)

**4B.D.** [CPC CP  
21-00063](#)

A concept plan for the NEC Peterson & Carefree Townhomes project on 6.9 acres located at the northeast corner of Peterson Road and North Carefree Circle.

(Quasi-Judicial)

Related Files: CPC ZC 21-00062

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**Attachments:**

[Concept Plan](#)

[7.5.501.E Concept Plans](#)

**4B.E.** [CPC A  
20-00141R](#)

A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Date Joint Venture Addition No. 1 Annexation

(Legislative)

Presenter:

Katie Carleo, Planning Supervisor, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[RES Findings DateJointVentureAdditionNo.1](#)

[Exhibit A - Legal Description Date Joint Venture A-ZC](#)

[Exhibit B - Date Joint Venture Addition No. 1 Annexation Agreement](#)

[Clerk Affidavit Date Joint Venture](#)

[Planner Affidavit Date Joint Venture](#)

[Surveyor Affidavit Date Joint Venture](#)

[Vicinity Map Date Joint Venture](#)

- 4B.F.** [CPC A  
20-00141](#) An ordinance annexing the area known as Date Joint Venture Addition No. 1 located southeast of Date Street and Beverly Street consisting of 0.331-acres.

(Legislative)

Presenter:

Katie Carleo, Planning Supervisor, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:** [ORD\\_AnnexationDateJointVentureAdditionNo.1](#)  
[Exhibit A - Legal Description Date Joint Venture](#)  
[Vicinity Map Date Joint Venture](#)  
[CPC Staff Report Date Joint Venture Annexation KAC](#)  
[PROJECT STATEMENT](#)  
[PARK VISTA Enclave Analysis](#)  
[DATE JOINT VENTURE ANNEXATION PLAT](#)  
[DATE JOINT VENTURE FIA MEMO](#)  
[DATE JOINT VENTURE ANNEXATION AGREEMENT\\_DRAFT](#)  
[PARK VISTA Surrounding Uses \(DJV\)](#)  
[DATE JOINT VENTURE PRELIMINARY FINAL PLAT](#)  
[7.6.203-Annexation Conditions](#)

- 4B.G.** [CPC ZC  
21-00016](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 0.331-acre located southeast of Date Street and Beverly Street establishing the R-5 (Multi-family Residential) zone.  
(Legislative)

Presenter:

Katie Carleo, Planning Supervisor, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:** [Ord\\_ZC DateJointVenture](#)  
[Exhibit A - Legal Description Date Joint Venture](#)  
[Exhibit B Zone Change](#)  
[7.5.603.B Findings - ZC](#)

**4B.H.** [AR PFP  
21-00105](#)

Date Joint Venture Preliminary Final Plat for property located southeast of Date Street and Beverly Street consisting 0.331-acre.  
(Quasi-Judicial)

Presenter:

Katie Carleo, Planning Supervisor, Planning and Community  
Development

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[DATE JOINT VENTURE PRELIMINARY FINAL PLAT](#)

[7.7.102 Subdivision Plats](#)

[7.7.204 Preliminary Plat Requirements](#)

[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)



**4B.I.** [CPC ZC  
21-00051](#)

An ordinance amending the zoning map of the City of Colorado Springs relating to 33.36 acres located southeast of the Highway 24 and 21st Street intersection with 29.6 acres rezoning from PBC (Planned Business Center) to TND (Traditional Neighborhood Development) and 3.76 acres rezoning from TND (Traditional Neighborhood Development) to PBC (Planned Business Center).

(Quasi-judicial)

Related Files: CPC CP 04-00127-A7MJ21, AR NV 21-00388, AR NV 21-00389, AR NV 21-00390, AR NV 21-00391, AR NV 21-00392, AR NV 21-00393, AR NV 21-00394, AR NV 21-00395

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

**Attachments:**

[Ord\\_ZC\\_GoldHillMesa](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

[Presentation - Gold Hill Mesa - Staff](#)

[Presentation - Gold Hill Mesa - Applicant](#)

[Staff Report - Gold Hill Mesa](#)

[Concept Plan](#)

[Project Statement](#)

[Surrounding Zoning & Context Map](#)

[Public Comments](#)

[Proposed Zoning Diagram](#)

[July 2, 2021 CGS Review](#)

[7.5.603.B Findings - ZC](#)

**4B.J.** [CPC CP  
04-00127-A7  
MJ21](#)

Major Amendment to the Gold Hill Mesa Concept Plan illustrating a mix single-family detached, single-family attached, an amphitheater, and commercial land uses located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Related Files: CPC ZC 21-00051, AR NV 21-00388. AR NV 21-00389, AR NV 21-00390, AR NV 21-00391, AR NV 21-00392, AR NV 21-00393, AR NV 21-00394, AR NV 21-00395

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

**Attachments:**

[Concept Plan](#)

[7.5.501.E Concept Plans](#)

**4B.K.** [AR NV  
21-00388](#)

A nonuse variance from City Code, Section 7.3.907.A.11 to allow 750 square foot accessory dwelling units on lots less than 7,000 square feet in size within the Gold Hill Mesa Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Related Files: CPC ZC 21-00051, CPC CP 04-00127-A7MJ21, AR NV 21-00389, AR NV 21-00390, AR NV 21-00391, AR NV 21-00392, AR NV 21-00393, AR NV 21-00394, AR NV 21-00395

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

**Attachments:**

[7.3.907 Architecture and Design](#)

[7.5.802.B Nonuse Variance Criteria](#)

[7.5.802.E GuidelinesforReview NonuseVariance](#)

- 4B.L.** [AR NV 21-00389](#) A nonuse variance from City Code, Section 7.3.907.A.2 to allow to allow 75% lot coverage within the Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Related Files: CPC ZC 21-00051, CPC CP 04-00127-A7MJ21, AR NV 21-00388, AR NV 21-00390, AR NV 21-00391, AR NV 21-00392, AR NV 21-00393, AR NV 21-00394, AR NV 21-00395

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development  
Peter Wysocki, Planning & Community Development Director

**Attachments:** [7.5.802.B Nonuse Variance Criteria](#)  
[7.5.802.E GuidelinesforReview NonuseVariance](#)  
[7.3.907 Architecture and Design](#)

- 4B.M.** [AR NV 21-00390](#) A nonuse variance from City Code, Section 7.3.907.A.5 to allow a roof or enclosed second story above a first story porch and to allow stoops in lieu of front porches within the Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Related Files: CPC ZC 21-00051, CPC CP 04-00127-A7MJ21, AR NV 21-00388, AR NV 21-00389, AR NV 21-00391, AR NV 21-00392, AR NV 21-00393, AR NV 21-00394, AR NV 21-00395

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development  
Peter Wysocki, Planning & Community Development Director

**Attachments:** [7.5.802.E GuidelinesforReview NonuseVariance](#)  
[7.5.802.B Nonuse Variance Criteria](#)  
[7.3.907 Architecture and Design](#)

**4B.N.** [AR NV  
21-00391](#)

A nonuse variance from City Code, Section 7.3.908.A.2 to allow a 5 to 25-foot build-within-zone on all residential lots within the Gold Hill Mesa Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Related Files: CPC ZC 21-00051, CPC CP 04-00127-A7MJ21, AR NV 21-00388, AR NV 21-00389, AR NV 21-00390, AR NV 21-00392, AR NV 21-00393, AR NV 21-00394, AR NV 21-00395

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

**Attachments:** [7.5.802.E GuidelinesforReview\\_NonuseVariance](#)

[7.5.802.B Nonuse Variance Criteria](#)

[7.3.908 Streetscape](#)

**4B.O.** [AR NV  
21-00392](#)

A nonuse variance from City Code Section 7.3.104.A.8 to allow a 40-foot building height within the Gold Hill Mesa Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Related Files: CPC ZC 21-00051, CPC CP 04-00127-A7MJ21, AR NV 21-00388, AR NV 21-00389, AR NV 21-00390, AR NV 21-00391, AR NV 21-00393, AR NV 21-00394, AR NV 21-00395

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

**Attachments:** [7.5.802.E GuidelinesforReview\\_NonuseVariance](#)

[7.5.802.B Nonuse Variance Criteria](#)

[7.3.104 AG, Res, SU, TND Dev Standards](#)

**4B.P.** [AR NV  
21-00393](#)

A nonuse variance from City Code Section 7.3.907.A.15 to allow garage faces to be even with the front façade of the home within the Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Related Files: CPC ZC 21-00051, CPC CP 04-00127-A7MJ21, AR NV 21-00388, AR NV 21-00389, AR NV 21-00390, AR NV 21-00391, AR NV 21-00392, AR NV 21-00394, AR NV 21-00395

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

**Attachments:** [7.5.802.E GuidelinesforReview NonuseVariance](#)

[7.5.802.B Nonuse Variance Criteria](#)

[7.3.907 Architecture and Design](#)

**4B.Q.** [AR NV  
21-00394](#)

A nonuse variance from City Code, Section 7.3.907.A.14 to allow 24-foot wide driveways for a maximum of 50 residential lots within the Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Related Files: CPC ZC 21-00051, CPC CP 04-00127-A7MJ21, AR NV 21-00388, AR NV 21-00389, AR NV 21-00390, AR NV 21-00391, AR NV 21-00392, AR NV 21-00393, AR NV 21-00395

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

**Attachments:** [7.5.802.E GuidelinesforReview NonuseVariance](#)

[7.5.802.B Nonuse Variance Criteria](#)

[7.3.907 Architecture and Design](#)

**4B.R.** [AR NV  
21-00395](#)

A nonuse variance from City Code, Section 7.3.907.A.16 to allow 50% of the front façade of home to be a garage face for a maximum of 50 residential lots within the Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Related Files: CPC ZC 21-00051, CPC CP 04-00127-A7MJ21, AR NV 21-00388, AR NV 21-00389, AR NV 21-00390, AR NV 21-00391, AR NV 21-00392, AR NV 21-00393, AR NV 21-00394

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

**Attachments:** [7.5.802.E GuidelinesforReview\\_NonuseVariance](#)

[7.5.802.B Nonuse Variance Criteria](#)

[7.3.907 Architecture and Design](#)

**4B.S.** [21-466](#)

Request to Establish a Public Hearing Date for the Consideration of Resolutions Setting Electric, Natural Gas, Water and Wastewater Rates Within the Service Areas of Colorado Springs Utilities and Certain Changes to Electric, Natural Gas and Wastewater Rate Schedules and Utilities Rules and Regulations

Presenter:

Tristan Gearhart, Chief Planning and Financial Officer, Colorado Springs Utilities

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

**4B.T.** [21-463](#)

A resolution adopting and approving the Intergovernmental Agreement concerning the Pikes Peak Community College Public Safety Training Facility

Presenter:

Vince Niski, Chief of Police

Pat Rigdon, Deputy Chief of Police

Frederick Stein, Public Safety Attorney

**Attachments:** [PPCC\\_CSPD-IGAResolution-2021-07-22.doc](#)

[IGA-PPCC-CSPD-Public-Safety-Training-Facility](#)

**5. Recognitions**

- 5.A. [21-560](#) A Resolution recognizing October 2021 as Arts Month

Presenter:

Nancy Henjum, Councilmember District 5

Andy Vick, Executive Director, Cultural Office of the Pikes Peak Region

**Attachments:** [Arts Month in the Pikes Peak Region](#)

- 5.B. [21-563](#) A Resolution recognizing October 2021 as National Cybersecurity Awareness Month

Presenter:

Bill Murray, Councilmember At-large

Mary Weeks, Chief Information Officer, City of Colorado Springs

Frank Swanson, Senior Cybersecurity Analyst, City of Colorado Springs

**Attachments:** [Cybersecurity Awareness Month](#)

- 5.C. [21-550](#) Resolution in support of October 2021 as Fire Prevention Month in Colorado Springs

Presenter:

Randy Royal - Fire Chief/ Brett Lacey - Fire Marshal, Colorado Springs

Fire Department

**Attachments:** [2021 Fire Prevention Month Resolution](#)

## **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. [21-556](#) Pursuant to City Code § 1.4.105 (Candidates for Election), Colorado Springs Utilities Employee Request for City Council Consent to Run for Harrison School District Two Board of Education and, If Elected, Request to Waive the Requirement to Terminate Employment

Presenter:

Tracy Lessig, Deputy City Attorney

**12. Public Hearing**

- 12.A. [CPC AP 21-00119](#) An appeal of the Planning Commission's decision to uphold the administrative denial of a Short Term Rental permit for 1950 & 1952 Woodburn Street.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [CC Woodburn STR Appeal](#)  
[1950 1952 Woodburn STR permit appeal](#)  
[Staff Report - 1950 & 1952 Woodburn STR Denials](#)  
[1950 & 1952 Woodburn Street - 500' Buffer](#)  
[PlanCOS Vision Map](#)  
[Appellant Statement](#)  
[Public Comments WoodburnSTR](#)  
[7.5.1704 ShortTermRentalPermitReviewCriteria](#)  
[7.5.1702.B STR PermitRequired](#)  
[7.5.906 \(B\) Appeal of Commission-Board](#)

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