



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.

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