



# City of Colorado Springs

Regional Development  
Center (Hearing Room)  
2880 International Circle

## Meeting Minutes - Draft Planning Commission

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Tuesday, April 16, 2024

9:00 AM

Regional Development Center (Hearing Room)  
2880 International Circle

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### 1. Call to Order and Roll Call

**Present:** 9 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery

### 2. Changes to Agenda/Postponements

### 3. Communications

**Peter Wysocki - Planning + Neighborhood Services Director**

In light of the delay caused by technological problems today, Mr. Wysocki did not have any communications.

### 4. Approval of the Minutes

**4.A.** [CPC 2262](#) Minutes for the March 13, 2024 Planning Commission Meeting

**Presenter:**

Andrea Slattery, City Planning Commission Chair

**Attachments:** [CPC 3.13.24 Minutes - Draft](#)

**Motion by Commissioner Rickett, seconded by Commissioner Almy, to approve the minutes for the March 13, 2024 Planning Commission Meeting. The motion passed by a vote of 8-0 with Commissioner McMurray recused.**

**Aye:** 8 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner Cecil, Commissioner Rickett and Chair Slattery

**Recused:** 1 - Commissioner McMurray

### 5. Consent Calendar

**Motion by Commissioner Hente, seconded by Vice Chair Foos, to approve the Consent Calendar. The motion passed by a vote of 9-0.**

**Aye:** 9 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery

- 5.A. [ZONE-23-00](#)  
[24](#) A zone change consisting of 1.21 acres located at 805 Citadel Drive East from MX-N AO (Mixed-use Neighborhood Scale with Airport Overlay) to MX-M AO (Mixed-use Medium Scale with Airport Overlay). (Quasi-Judicial)

Presenter: Ann Odom, Planner II, Planning + Neighborhood Services

- Attachments:** [Staff Report - 805 Citadel Dr E](#)  
[Attachment 1 - Site Plan](#)  
[Attachment 2 - Project Statement](#)  
[Attachment 3 - Land Use Statement](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

- 5.B. [CUDP-24-00](#)  
[01](#) A Conditional Use to allow for automobile and light vehicle repair, minor in the MX-M CR AP22 AO (Mixed-Use Medium Scale / Conditions of Record / Airport Protection Zone 2 with Airport Overlay) consisting of .575 acres located at 1197 Space Center Drive. (Quasi-Judicial)

Presenter: Drew Foxx, Planner II, Planning + Neighborhood Services

- Attachments:** [Staff Report Take 5 at Space Center](#)  
[Attachment 1 Land Use Statement](#)  
[Attachment 2 Project Statement](#)  
[7.5.601 CONDITIONAL USE](#)

**6. Items Called Off Consent Calendar**

**7. Unfinished Business**

**8. New Business**

- 8.A. [ZONE-24-00](#)  
[04](#) A Zone Map Amendment (Rezoning) consisting of 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)

Presenter:  
 William Gray, Senior Planner, Planning + Neighborhood Services

**Attachments:** [Staff Report - Arrowswest Apartments](#)  
[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 \(REZONING\)](#)

Commissioner Hente gave a statement in interest of full disclosure that he formerly lived in the neighborhood that would be most impacted by this project. He feels that he can hear this item with impartiality.

Senior Planner Bill Gray gave a presentation of the overview of this project. Arrowswest Apartments is a multi-family project at the corner of Garden of the Gods Road and North 30th Street. The Zone Map amendment is to correct a GIS mapping error from 2005 and establishes MX-M (Mixed-Use Medium Scale) for the entire property. It was discovered in March, 2024, that a large part of the site is currently zoned BP (Business Park), which does not allow multi-family. The development plan consists of a 222-unit multi-family apartment complex. The site does not sit in the hillside overlay area, but it is in the Wildland Urban Interface (WUI) overlay. The application for a zoning change meets all applicable criteria.

Laura Neumann with Weidner Apartment Homes gave a presentation on the project. They held the first neighborhood meeting in October, 2022, a second in November, 2022, and a third in November, 2023. After the first two in 2022, they did update their site plan to reduce density and they completed a second traffic study at the request of the neighborhood.

Fees in lieu of land are being paid to satisfy the Parkland Dedication Ordinance. To meet WUI standards, they will be increasing the amount of foliage around the site. The project includes seven apartment buildings and a clubhouse with 347 parking spaces. Building height will not exceed 38 feet, where a maximum of 50 feet is allowed. The roof lines will be approximately 95 feet below the homes on the hill above. The design of the buildings is considered low-density.

Mike Rocha (Rocha Associates, Traffic and Transportation Consultants) spoke about traffic concerns. A traffic impact study that was conducted in March 2021 for an adjacent site was confirmed by a third-party consultant to be conservative (over-estimating traffic impact). Rocha conducted a traffic impact study for this site in August, 2021, and the results indicated the existing roadway network is able to accommodate future traffic. They conducted a second study in January, 2023, which produced the same results. If this project is approved, the built-out site will result in a 50% reduction in traffic, versus the former allowed use and density.

Ms. Neumann said they do recognize the wildland conditions in this area. In designing this project, they have followed the current development standards and the wildland fire landscape criteria. They have met with fire department staff to ensure they are compliant with required standards. The project team will encourage all future renters to sign up for Zone Haven.

Ms. Neumann said there is a case for housing in Colorado. State statistics show that 88,000 new apartments are needed to meet the demand. Arrowswest Apartments will be market rate, targeted at the middle housing population. To close, Ms. Neumann said that Weidner has a long-standing history in Colorado Springs and invests with long term impact.

Chair Slattery made a statement regarding time for public comments. Citizens have asked to give presentations and to be able to cede time to others. This body has decided on numerous occasions in the last several months that all speakers will have three minutes to speak and this has been communicated to the public prior to this meeting.

Commissioner Rickett formally objected to how they are approaching this. He doesn't agree with the three-minute time limit. He thinks the opponents should be allowed to give their full organized presentation and they should be given 30 minutes, as the applicant did.

Commissioner Hensler said she disagrees and they should hold people to the three minutes that they were told in advance and we need to keep people to that time. The commission should not be hashing this out on the dais during a public meeting.

City Attorney Trevor Gloss said that changes cannot be made mid-meeting, but this can be discussed at a future time.

Chair Slattery said the fact of the matter is that this item will go to City Council no matter what and they have adopted their own policy for community presentations. In today's meeting, they will stick with three minutes, which has been communicated publicly for some time. They do want to hear from the public, but these are the rules.

**Public comments in support:**

Devin Camacho, Director of Government Affairs with the Colorado Springs Chamber & EDC - our region is currently facing a deficit of over 11,000 attainable housing units, which largely affects the "missing middle", those who provide critical services to our community. An in-fill project such as this is a win-win for the city. This project is proposed within an area with many large employers, allowing employees to live closer to work.

Jill Gaebler, Executive Director of Pikes Peak Housing - This project would be a welcome addition to the northwest part of the city. It is located in a large employment center that includes 10 primary employers that have between 100 and 500 employees and many small businesses. It is in an area primarily comprised of single-family homes, thus providing a more affordable housing option. The average single-family home price in the area is \$620,000, out of range for many citizens. In-fill development is the most cost efficient type of growth for Colorado Springs, as it uses existing utility and road infrastructure and does not increase the surface area for public safety personnel.

**Public comments in opposition:**

John McLain, Mountain Shadows resident - Mr. McLain made a correction to the applicant's claim that it is a one-mile round trip to Garden of the Gods, when it is actually four miles. He then shared a presentation on behalf of the Mountain Shadows Community Association. He said the Arrowswest zoning is very similar to the 2424 Garden of the Gods zoning. The applicant is claiming this will decrease traffic, but the court documents for 2424 state that project would have increased traffic. City Council and the state court of appeals determined that any increase in residential density at the corner of 30th Street and Garden of the Gods Road would be detrimental to the public interest, health, safety, convenience or general welfare. Mr. McLain said this rezone does not comply with 7.1.103.A of the criteria. As a former professional surveyor, he provided a rendering of the visual impact of this project. He provided six different sections of code where the project does not meet the criteria. He called the Office of Emergency Management incompetent, because they don't use any kind of modeling tools for evacuation. Mr. McLain provided four pages of reasons why this project is inappropriate, based on the findings of the 2424 project. He spoke of traffic issues that occurred during the Waldo Canyon Fire in 2012. He explained how this project does not meet many of the hillside criteria. He argued that the project does not meet the parkland requirements and that the visual impact will be worse than the 2424 project.

Jeff Norton, Mountain Shadows resident, calling in on the phone - Mr. Norton continued with Mr. McLain's presentation. He said that in PlanCOS, specifically, Majestic Landscapes, this project does not comply. The development proposed in this location is basically going to ruin that entire viewshed. Mr. Norton showed a map of the area and every parcel surrounding this project site is in the hillside overlay. He suggested that the commission should have someone examine what happened with the zoning map in 2015, because hillside criteria should apply to this project.

Kat Gayle, chief legal advisor for Westside Watch - Ms. Gayle said this project is a matter of public safety. In July, 2023, the Colorado Court of Appeals declared that public safety was a criterion to be used in rezoning decisions. The City Council has already set the precedent that any increase in residential density at this intersection would increase public safety risk. City Code also says that public safety may not be negatively impacted by these developments. Ms. Gayle argued that this would be blight at the entrance to Garden of the Gods.

Bill Wysong, Mountain Shadows resident - Mr. Wysong spoke to a document from the Pikes Peak Area Council of Governments about wildfire evacuation planning from 2010. It is a traffic model that was adapted for fire evacuation analysis. He said this document was buried and was not used during the Waldo Canyon Fire. He showed a map of the roads in the area showing the volume to capacity ratio and most of them are red. Mr. Wysong believes this document is being ignored and needs to be considered.

Commissioner Briggs asked and Mr. Wysong confirmed that Garden of the Gods Road shows as green on the road map.

Kerri Waite, long-time westside resident - She experienced the Waldo Canyon Fire personally. She claimed the fire department did not issue an evacuation for her street until there was fire on her street. She disputed claims by the fire department that people don't die in their cars during wildfire events, as it has happened in other states. Many insurers are pulling out of Colorado because of the risk and those companies that are not have raised their premiums significantly.

Charles Lucas, long-time westside resident - Mr. Lucas said we currently have 9,000 apartment units in progress and another 11,000 are proposed. He was already concerned about the 2,000 on Centennial that are in the path of his escape route. The current vacancy rate is 11%, which is the highest in a decade. He agreed with previous public comment that the issue with the hillside overlay needs to be addressed and that this would have a bad appearance at the entrance to Garden of the Gods.

Dorothy Macnak, Colorado Springs resident - She is opposed to this development on the westside and thinks that all development and rezoning needs to be slowed down. She argued that the large amount of multi-family developments is drastically increasing traffic. She believes that funding of future growth will be forced upon taxpayers. Ms. Macnak said we cannot afford the additional carbon footprint and that there will be environmental impacts on

water, landscaping and native wildlife, more pollution and fewer tourists. She recommended that all requests for rezoning be considered in context of the entire development, not the sole project, and that new traffic studies be conducted at the major westside intersections. She asked the commission to vote no.

Adriana Cuva, candidate for Senate District 12 - Ms. Cuva has been walking around in her district that includes Mountain Shadows and speaking to residents and they are concerned about high taxes, public safety and evacuation plans during wildfire. She would like to see evacuation modeling to include recording of time to the public with route maps and the impact on development.

Genevieve Gustavson, 34-year resident of Mountain Shadows, on the phone - Ms. Gustavson is strongly opposed to this rezone. Her family lost their home in the Waldo Canyon Fire. She feels that residents should not have to keep reminding city planning, traffic and city council of the critical chokepoint coming out of Mountain Shadows. Since the Waldo Canyon Fire, there has been a significant increase in the number of apartments on Centennial and traffic is backed up on a daily basis. There is also not enough parkland.

Ashley Patterson, community manager at Artemis at Spring Canyon, on the phone - Ms. Patterson recounted her experience with the Waldo Canyon Fire. Traffic was at a standstill on that day and it would only be worse today.

Dana Duggan, founder of Westside Watch, on the phone - Ms. Duggan spoke to a statewide study they had done based on a decision the Planning Commission made on the Ovation project. They asked planners and fire leadership throughout the state if they would approve it and what their reaction was to the variance for indoor sprinklers and egress. Of the 25 responses they got, 24 of them said heck no. Ms. Duggan said she tried to comment on the presentation on evacuation that was given at the March Planning Commission meeting and was not allowed to do so. She said there were many disturbing claims in that presentation. They are currently doing a study of the fire code for the top cities in the state and she claims that Colorado Springs has the most lax code in the state.

Lisa Bigelow, with The Maverick Observer, on the phone - Ms. Bigelow said that this project will be detrimental to public interest. She said she disagrees with the applicant's statements about the need for housing and the market analysis. Colorado Springs has one of the highest vacancy rates in the state and our multi-family housing is quickly becoming overbuilt. These are market rate apartments and do not address the affordable housing issue. She requested a no vote on this project, because it does not meet the UDC criteria. She also requested that the Planning Commission review their procedures for limiting presentations. They will be requesting that City Council direct the Planning Commission under Article 9 of the City Charter to allow coherent presentations from citizen groups.

Dannette Taylor, Mountain Shadows resident, on the phone - Ms. Taylor recounted her experience during the Waldo Canyon Fire. She said there are priceless resources at stake, which are their lives. She repeated statements by

previous citizens about traffic and evacuation.

Julia Owens, on the phone - Ms. Owens asked how this project is any different than the 2424 Garden of the Gods project. The facts remain the same and this project should not even be considered. This project would block the precious foothills views of Colorado Springs. She said there are over 5,000 vacant apartments. This project would add 350 cars to a critical evacuation chokepoint. She asked the commission to vote no.

### **Applicant Rebuttal**

Ms. Neumann stated this project needs to be evaluated based on codes and ordinances that are in effect today, of which they are compliant. Weidner has been invested in the Colorado Springs community for over 30 years. Across their 15 communities of over 3,000 units, they currently have a 91% occupancy rate, which is still a high number. To acknowledge those that say apartments are overbuilt, she said there are fluctuations in the market and that is how it works. They build now for tomorrow's demand. Their company is very proud to provide housing options in the mid-market range. They not only invest in buildings, they invest in communities.

### **Commissioner Questions**

Commissioner Almy asked for clarification on how this parcel is not designated as hillside, but all surrounding parcels are. Mr. Wysocki said the hillside overlay was established in 1996 with quite a bit of analysis completed. If this parcel was not designated as hillside, it is because it did not have the characteristics of hillside. Mr. Gray surmised that because of the grading of this site, it was excluded. Mr. Wysocki restated that this project site is not in the hillside overlay and is, thus, not subject to the hillside criteria.

Commissioner Rickett asked if the map showing the hillside overlay that is available to the public is correct. Mr. Gray confirmed that it is correct.

Commissioner Briggs asked if there is any connection between the previous zoning being a reason for this parcel being excluded from the hillside overlay. Planning Manager Katie Carleo said that when the previous application for this project was reviewed, their GIS layer showed the entire property as being in the MX-N, formerly PBC, zone. It was a mapping error of just the base zone with the hillside overlay not being on these two pieces. The applicant was asked to adjust their applications since a small portion that was not actually zoned in accordance to allow a conditional use to happen, previously under Chapter 7, for a multi-family. That's where a zone change had to happen to fix that base zone for that small portion that was not depicted correctly on the GIS map.

Commissioner Briggs asked when that was done, would there have been a procedural evaluation to see if this fell under the hillside overlay or would that be a completely separate activity. Ms. Carleo said they did not, because of the influence of the existing rest of the zone district that was already established on the majority of the property.



Commissioner Cecil asked, with all the discussion around fire evacuation, has there been any change to the way evacuations or evacuation planning are conducted since the Waldo Canyon Fire that the public should be aware of or that the commission should be considering. Deputy Fire Chief Steve Wilch said that planning is done on a continuous basis. They work with the Pikes Peak Office of Emergency Management regularly. There is technology that assists in evacuation situations. Their plans are based on the situation which they are managing.

Commissioner Hensler asked Chief Wilch if they have any concerns regarding this particular development or do they feel they are capable with all of their tools they can manage it in a different way than 12 years ago. Chief Wilch said they look at risk or vulnerability and what can be done to reduce that vulnerability. What they know now and what they use technology for is that they are able to improve notification systems. They use a system that is used throughout the state known as Ready, Set, Go!, which is a create your own wildfire action plan for citizens. He also said they've seen infrastructure improvements that are different from 12 years ago.

Commissioner Hensler asked Chief Wilch to speak to the risk for wildfire in this particular area. Chief Wilch said there are a lot of factors that influence risk in the WUI. They identify risk by address and then help reduce the risk by educating residents.

Commissioner Rickett asked if the use of Zone Haven by citizens is voluntary and what is the process for involvement by the public. Chief Wilch said they do not rely solely on Zone Haven, as it lacks 100% participation. They send out the message in several ways using multiple media platforms. This is the third year they will be doing town hall meetings for the public. Commissioner Rickett said he encourages everybody to sign up for Zone Haven. He then asked if it has ever been tested. Chief Wilch said that it has.

Vice-Chair Foos said he understood that the fire department had some concerns with the development plan and asked them to speak to this. Senior Fire Protection Engineer Steve Smith said their concerns were with the landscape plans meeting the WUI requirements, but they are working with the applicant to have this addressed.

Commissioner Briggs asked if the fire department is improving early notification. Chief Wilch said they have the ability to say shelter in place, pre-evacuation warning and then immediate evacuation. They are using pre-evacuation more liberally to notify residents when there is an event in the area.

Commissioner Rickett asked if the fire department works with utilities when there are road closures. His concern was how road closures could affect evacuation. Chief Wilch said that they are notified on a daily basis of any closures or lane restrictions that could affect emergency response. On high fire danger days, the department plans around this, in case an evacuation is needed, which also helps them provide notifications to the public. They are in daily contact with the Streets department.

Commissioner Briggs talked about the decision made by City Council regarding the 2424 Garden of the Gods project and the judicial ruling. He understood that those rulings were based on public safety, not of the project itself, but of the intersection of Garden of the Gods Road and 30th Street. He asked if that judicial ruling has any application to that intersection regardless of any proposed projects there. City Attorney Trevor Gloss said the short answer is no. The 2424 case was a 106 appeal, which means the court looked at the situation and decided whether City Council used their discretion and acted within their authority using the applicable criteria. It was decided that they did. Based on all the comments that were provided for and against, there was evidence to suggest that public health and safety was a concern. The court did not look at whether that particular intersection was safe or not. Future projects must be considered on a case-by-case basis.

### **Commissioner Statements**

Commissioner Rickett said he will be consistent with his voting on public safety. He did not feel this project meets the criteria in that regard and he will be voting against the zone change.

Commissioner Almy said he wants to make sure they are being consistent in evaluating each of these cases individually. His questions were on the hillside overlay and he was satisfied with the answers given today. He felt that the concerns around wildfire and evacuation have been adequately addressed. He is in support of this item.

Commissioner Hente said there is a lot to like about this project, except for the location. He said he will be consistent with his past decisions and will be voting against this project.

Commissioner Briggs said he believed that, in the 12 years since the Waldo Canyon Fire, the City has made positive changes that will provide earlier notification. He is in support of the project.

Commissioner Hensler said she understands and appreciates the concerns of the area residents. She said there is a need for housing and she believes firmly in the information provided by fire experts. She doesn't think the location will be a negative impact from a visual standpoint. She is in support of this project.

Commissioner McMurray said this project would contribute a fraction of a small percentage of housing units in the area and he doesn't believe this will cause the tipping point to make the area more dangerous. He didn't feel that the commission should be rehashing the same conversation with every multi-family proposal. He is in support of the project.

Vice-Chair Foos thanked everybody for the great conversation on both sides of the issue. He said he truly believes in the emergency professionals in our community. He believes this project meets the criteria, including safety. He is in support of the project.

Commissioner Cecil feels this project is overall compatible with the surrounding

area and the design fits very much with the neighboring developments. She restated that the ruling on 2424 Garden of the Gods was not related to the traffic intersection and she believes the city has and will continue to improve regarding evacuation. The project fits within the master plan and it is important to have housing near employment centers. She is in support of the project.

Chair Slattery echoed the statements that, although they heard a lot about the 2424 project today, they need to evaluate this project on its own merit as it complies with the criteria. She feels that it fills a need for housing in a desirable area and she is in support of this application.

**Motion by Commissioner Hensler, seconded by Commissioner Cecil, to recommend approval to City Council the zone change of 6.87 acres 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), based upon the findings that the request complies with the criteria for a Zone Map Amendment as set forth in City Unified Development Code Section 7.5.704. The motion passed by a vote of 7-2.**

**Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner McMurray, Commissioner Cecil and Chair Slattery

**No:** 2 - Commissioner Hente and Commissioner Rickett

- 8.B. [DEPN-24-00](#) [39](#) The Arrowswest Apartment 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 + Neighborhood Services

**Attachments:** [7.5.515 DEVELOPMENT PLAN](#)

**Motion by Commissioner Hensler, seconded by Vice Chair Foos, to recommend approval to City Council the Arrowswest Apartments Development Plan based upon the findings that the request complies with the criteria for a Development Plan as set forth in City Unified Development Code Section 7.5.515, with the following conditions: 1. An approved Final Drainage Report Amendment is completed. 2. Add the PLDO, Schools, and CDI fees table to the cover sheet of the Development Plan. 3. The Geologic Hazard Disclosure Statement contained on the Development Plan is revised to meet the recommendations of Colorado Geologic Survey. 4. City Fire and Colorado Springs Utilities provide confirmation that the Final Landscape Plan meets applicable WUI-O and Utility Connection standards. The motion passed by a vote of 7-2.**

**Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner McMurray, Commissioner Cecil and Chair Slattery

**No:** 2 - Commissioner Hente and Commissioner Rickett

- 8.C. [ANEX-23-00](#) [30](#) Amara Addition No. 1 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 0.644 acres.

(Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Staff Report Amara Annexation \(A.MP.ZC\)](#)  
[Amara Annexation Addition No. 1 - Plat](#)  
[Attachment 1 - Amara Annexation Vicinity](#)  
[Attachment 2 - Amara Project Statement](#)  
[Attachment 3 - City Annexations by Decade](#)  
[Attachment 4 - 3-Mile Buffer](#)  
[Attachment 5 - Amara Additions](#)  
[Attachment 6 - Amara Master Plan](#)  
[Attachment 7 - Amara Master Plan-Conceptual](#)  
[Attachment 8 - CSFD Amara Response](#)  
[Attachment 9 - CSPD Amara Response](#)  
[Attachment 10 - Amara Park and Trails](#)  
[Attachment 11 - Amara Roadway Exhibit](#)  
[Attachment 12 - School District Letters](#)  
[Attachment 13 - City of Fountain Coorespondence](#)  
[Attachment 14 - Public Notice Posters](#)  
[Attachment 15 - Public Comments](#)  
[Attachment 16 - Public Comment Response](#)  
[Attachment 17 - Draft Amara Annexation Agreement](#)  
[7.6.203-Annexation Conditions](#)

Planning Manager Katie Carleo gave a brief presentation on the project. It includes 23 annexations, a land use plan and a zone change. The initial petition was submitted in October, 2021, went through six review cycles, was discussed by the Parks, Recreational and Cultural Services Advisory Board, City Council, a public townhall meeting and the Utilities Board. A checkpoint policy presentation was given to City Council on March 11, 2024. This is a flagpole annexation in order to gain contiguity to the City. State statute allows that the property jumps state lands to maintain contiguity. All City agencies and the affected school districts reviewed this project.

Cody Humphrey, Director of Planning with LaPlata Communities, gave a 45-minute presentation describing the details of this project. LaPlata conducted over 100 agency and stakeholder meetings since 2019 about Amara. Mr. Humphrey talked about nine different subjects: Amara Annexation, Amara Master Plan, Housing Supply & Diversity, Parks, Open Space & Trails, Public Safety, Utilities, Military, Schools, and Benefits to the City.

**Commissioner questions**

Commissioner McMurray asked Mr. Humphrey how he would compare Amara to some of LaPlata's other master plans. Mr. Humphrey said that Amara is completely different than others like Briargate or The Farm. At that time, interest was in larger lots with 2-3 story homes and they sold well until the last three years when people could no longer afford that type of product. Amara aims to address the missing middle with various offerings at a more attainable level.

Chair Slattery asked Mr. Humphrey to talk about the build-out time of the mixed-use areas proposed in Amara. Mr. Humphrey said the phasing of each area of the master plan will be driven by the market. They do not anticipate changes to the master plan, because it already allows for a good amount of flexibility.

Commissioner Rickett asked if LaPlata is following city code on all development within the master plan. Mr. Humphrey said they anticipate hard-lining the zoning and doing it based phasing. Commissioner Rickett asked again if that will be per code versus a PUD or PDZ and Mr. Humphrey confirmed that. Commissioner Rickett asked if they would be willing to do that as a condition of the approval of the master plan. He said they have seen other developers use PUD or PDZ and then come back to ask to have it changed. City Attorney Trevor Gloss said that if they were to seek a change, they would have to come back before this body for approval. Mr. Humphrey said they will be coming back with each phase with a land use plan.

**Public comments in support**

Rick McGrath, citizen - Mr. McGrath said he has adult children who are having a hard time finding affordable homes. He has also interviewed people who ask what the housing options are in Colorado Springs. He said he hopes the commission will support this project.

Mike Hess, Vantage Homes - Mr. Hess said we all recognize there is a lack of housing in Colorado Springs. Fixing the problem of lack of housing will also help fix the problem of a lack of affordable housing. LaPlata is a good land developer that provides great communities. As a homebuilder, Mr. Hess said they are proud to build in LaPlata developments.

Susan Pattee, citizen - Ms. Pattee started working with LaPlata in the early 2000's, involved with what was going on in Briargate and Cordera. She said she was proud to be part of that and the quality of the community is one of the best in the city. They particularly focused on trails, parks and open space, schools and connectivity. Ms. Pattee said she truly believes in the integrity of this group, their quality of character and their commitment.

Theresa Johnson, Chief Operating Officer, YMCA of the Pikes Peak Region - The YMCA has been a partner with LaPlata for almost 20 years in Cordera, Banning Lewis Ranch and The Farm. The YMCA oversees the recreation centers and they see the quality of the communities. Ms. Johnson said they

see the need for this type of development on the south end of town. LaPlata is more than a developer, they are partners in the community. The YMCA is in full support of this project.

Vincent Bates, citizen and former Army member - Mr. Bates said many of the troops based on Fort Carson cannot afford to live in Colorado Springs and they end up sharing housing. Amara would really help fix that problem.

Dana Duggan, citizen, on the phone - Ms. Duggan said she supports this development. She believes LaPlata is a quality developer. She then spoke of density and how it concentrates pollutants. She said we need to have science that analyzes information about water, not politics. Assuming the water issue is good, she said go ahead.

Dave Dazlich, Vice-President of Government Affairs, Colorado Springs Chamber & EDC - Mr. Dazlich said they hold a neutral position, but wanted to speak to housing supply. Two of the core missions of the EDC are the attraction and retention of new employers paying above the median wage and diversifying our regional economy and also the support of the Department of Defense installations in the Pikes Peak Region. Both of these missions rely heavily on the availability and affordability of housing at all price points in the region. Mr. Dazlich shared a comment from Jill Gaebler with the Pikes Peak Housing Network. Ms. Gaebler said while Pikes Peak Housing Network remains silent on this annexation, they support the development plan that will add 9,500 homes to the City's housing stock for our citizens and military personnel who are struggling to find affordable homes.

#### **Public comments in opposition**

David Boyd, neighbor to proposed development - Mr. Boyd provided a satellite image to commissioners that shows his neighborhood in proximity to Amara. He said they have had huge traffic problems with Lorson Ranch with multiple accidents at Marksheffel and Fontaine. The additional traffic that will come with Amara will cause huge problems. Mr. Boyd said there needs to be an adequate buffer zone on the south end or there will be problems with their HOA and their quality of life. The developer has not talked to their HOA and has no concern for their quality of life. He also argued the point that Widefield School District said they don't need a high school.

#### **Applicant rebuttal**

Mr. Humphrey spoke to the comment about Widefield School District needing another high school. The district did not request a high school and the developer is providing land for an elementary school. Regarding the area adjacent to Peaceful Valley, that area will be low-density housing and could also include a trail to create a buffer. In terms of Marksheffel and traffic-related issues, that road is slated for transportation improvements.

#### **Commissioner questions**

Commissioner Rickett restated his appreciation for future zone changes

coming before this board.

Commissioner Hente had a question about electric and gas. He asked for assurances that conversations have been had with Mountain View Electric and Black Hills Energy. Mike Ruebenson, Chief Operating Officer for LaPlata, said that compensation is determined by state statute for electric and compensation for gas is being negotiated by Colorado Springs Utilities.

Commissioner Hente then had questions about police and fire. The proposal shows land for two fire stations, but he wanted confirmation that the fire department would be responsible for construction, staffing and equipment of those stations. Mr. Humphrey said that is correct and they are donating the land. Commissioner Hente asked when they estimate the first fire station to be open. Mr. Humphrey said the temporary fire station will be included in the first filing in either 2026 or 2027. The first permanent single-company station will be in phase 3, likely not until 2031. The second permanent double-company station will be in phase 4, projected to be in 2033.

Commissioner Hente asked Police Deputy Chief Mary Rosenoff if the police department has adequate resources to service this area given the distance away from city limits. She said response times are based on many different factors, one of those being staffing. In July, 2023, the department started running a new training academy every 15 weeks. As of today, there are 776 officers and by September, 2024, they will reach their authorized strength of 819. They will likely look at placing two divisions in the Amara area. Chief Rosenoff said it's important to keep in mind that officers don't respond from substations, but from within their division areas.

Commissioner Hente then had questions for the City Attorney. He was looking at the city annexation plan from 2006 and all the state statutes and he said he was kind of confused. The project packet says the annexation is a logical extension of the city boundary and this is a city code consideration, not a Colorado revised mandate. City Code does not define what constitutes a logical extension. He said he is not sure he agrees, because in the Colorado Springs annexation plan it talks about contiguity. State law says "contiguity is hereby declared to be a fundamental element of any annexation". In the city annexation plan, it says "not less than one-sixth of the perimeter of the annexation must be contiguous with the annexing municipality". City Attorney Trevor Gloss said as to the first part of Commissioner Hente's question, this is discretionary and the city does not have to allow the annexation. As to the contiguity and the one-sixth, there are arguments against flagpole annexations, however, the City Attorney's office has looked at this in the past and has found these types of annexations lawful. Commissioner Hente argued that the statement is "must be contiguous". City Attorney Gloss said the road annexations are what is creating the contiguity. Planning Director Peter Wysocki added that contiguity can be achieved via the flagpole design. Doug Quimby, CEO of LaPlata, said the flagpole is a method to achieve the one-sixth contiguity, which is a requirement of state law, and that is why there are 23 annexation plats. The plats were measured and designed by engineers and they meet the legal requirements. Mr. Wysocki said the first step in an annexation is that it be filed with the City Clerk. At that point, the City

determines whether it meets the legal requirements for annexation.

Commissioner Hente then asked about the financial impact analysis that says after a projected 25-year build out the annexation will result in a net positive cumulative and annual fiscal impact. He interprets that to say they have to wait 25 years for this project to pay for itself. Mr. Ruebenson answered it is quite the opposite. They do show a net positive to the City during build out and it continues after build out, because of the tax income.

Commissioner Briggs asked what has changed in some of the information they have looked at prior to this application where there had previously been an issue about water. There was a comment in the packet that, after reevaluation, Colorado Springs Utilities now thinks they have the water to be able to do this. Bryan English, Development Projects Manager with CSU, said that was tied to the water ordinance that was approved last February that applied to providing water service to areas outside city limits, including annexations. In the case of Amara, that section of code requires that CSU preserves a buffer above and beyond their existing usage to provide water service to existing customers, as well as properties presently located inside the city limits they are obligated to serve. From that, they take their five-year existing usage, which is a weather-normalized average, and applied the 128% that says how much water needs to be maintained for current customers and any future connections inside the city. They have other factors that are considered as well that help determine what service they are able to provide outside the city. The project demand for Amara is within their limits.

Commissioner Hensler asked Mr. English if they foresee, that with this annexation and the future build out, utilities infrastructure being provided by Mountain View and Black Hills. Mr. English said there is a provision in city code regarding exclusivity with any property annexed into the city, that CSU will make its best effort to provide all utilities. There are some proposed city code changes going through that would slightly change that and give the city and utilities an opportunity for exclusion if there is a situation where another utility provider could better serve that particular area. The intent is for CSU to become the exclusive provider for all utility services. There have been discussions with other utility entities to provide interim service until CSU has built out the necessary infrastructure.

Commissioner Hensler asked if the utility revenue projections are net positive to be able to provide that infrastructure. Mr. English said they have worked with the developer to project utility revenues and do a payback model relative to capital costs that CSU would be responsible for to design and construct facilities. They project a 20 to 40 year payback. Tristan Gearhart, CSU CFO, echoed what Mr. English said, but that it also depends on several factors.

Commissioner Hensler said the future reservoir planned is the first time she had seen this and asked for more information. Mr. English said he did not have specific information, but he can follow up. Jenny Bishop with CSU, on the phone, said that reservoir site has been anticipated as part of the Southern Delivery System and the property is owned by the city.



Commissioner Cecil asked for confirmation that all of the services that will be provided by non-CSU providers will still go through and be billed by CSU. Mr. English said that is correct. Any interim services from other providers will be handled by an agreement directly with CSU.

Commissioner Cecil mentioned some unsatisfactory negotiations between Fountain and Colorado Springs in regards to police, fire and traffic impacts. She wanted to confirm the final resolutions to this. Mr. Wysocki said the city is continuing conversations with Fountain. Chief Rosenoff said the letter to which Commissioner Cecil was referring was from 2021 and many things have changed since then.

Commissioner Hensler said that with three school districts that lie in this area, how do the sites the applicant is allocating fit within the feeder patterns of those districts. Mr. Humphrey said that during their conversations with each of the school districts, they anticipated the number of students that would be feeding into the schools. Commissioner Hensler's point was to ensure there is enough acreage dedicated for future growth as well. Mr. Ruebenson said they have and will continue to work with the school districts to ensure their needs are met.

Commissioner Almy said that pre-annexation the developer is working with these school districts, but post-annexation they become Colorado Springs schools. Mr. Ruebenson said the schools stays in those districts and each property will be taxed by the corresponding district.

Commissioner Almy commented this is an unusual annexation. He understands that they can do this, but his question is whether they should. Mr. Ruebenson said the investment is what they tried to demonstrate with the fiscal impact analysis. The city hired an independent consultant for this to show that this project will pay its own way, but also contribute to the city coffers. Commissioner Almy questioned why Fountain didn't do this and Mr. Ruebenson said because they do not have the resources to serve the area.

Commissioner Almy said with a project of this size there is risk and asked what happens if the plans don't materialize. Mr. Ruebenson said that is difficult to answer, but he said he wouldn't be putting everything into it if he didn't believe in it. He believes that the growth estimates by the city and the county are going to occur. They need to develop communities that people will want to flock to and that reduces the risk, in his eyes.

#### **Commissioner statements**

Commissioner McMurray said this is a generational proposal and there is a lot to consider. One of the questions is whether they should be annexing this land into Colorado Springs right now and, if so, is the proposed master plan the right approach. After a considerable amount of time considering this proposal, he finds a lot of arguments in support and not in support. He said he is generally pro-growth because growth represents the optimism and extending the benefits we enjoy. Commissioner McMurray said he has come to a fairly difficult decision that the answers to his two questions are no. He doesn't agree that it meets some of the criteria, particularly the contiguity issue. He was severely

disappointed in the way that the water ordinance was developed and implemented. He felt like it was rushed and that it lacked transparency and he doesn't think it had the analytical rigor to justify the levels at which it was set. It didn't feel like good governance. As to the criteria asking whether this is beneficial to the community, he felt it could go either way and that is fundamentally what they are seeing with the master plan. He didn't believe the development is sustainable. Commissioner McMurray said it doesn't represent the type of paradigm shift we need to pursue when we are talking about a generational decision. He said he is concerned with the housing mix. The plan shows 9% of the project is intended to be that middle tier of density and that does not meet the need of that missing middle. He said he does appreciate the intent of the applicant and respects them a great deal. He didn't want his vote to be seen as a simple opposition, at best, it is a 60/40 decision.

Commissioner Briggs said he is in favor of this proposal for one very good reason. He sees this as a question of military readiness, in terms of housing military personnel. He did ask the developer to stay true to their word.

Commissioner Hensler said she did not love the flagpole situation, but she also realizes the difficulty of obtaining the land and pull it all together. She is supportive of additional housing and this proposed annexation is taking a lot of care in creating something meaningful.

Vice-Chair Foos said this is a logical project and a benefit to the military community.

Chair Slattery said the boundaries make it look very far away, but when you step back and look at the totality of the city, the space in between is not all farm land. There is a lot of development going on around it. Colorado Springs had foresight to water and has built out that infrastructure in a way to serve the needs of growth in a desirable area. That is balanced with infill. She asked how do we balance that with the needs of a growing community, our military installations, attractability and also needs of future generations. That area will become more contiguous as growth occurs. Chair Slattery said the idea of mixed-use and ground-floor retail, livability and walkability driving the market is what will make this area more attractive.

Commissioner Hente echoed the sentiments about housing for military personnel, but he has two major concerns. The first is regarding public safety. He has concerns about fire, but more about police. He worries about the capability of increasing police service to this area, especially because we are in a fiscally constrained community. Commissioner Hente's other concern was with the flagpole issue. He does not believe that was the intent of the city's 2006 annexation plan and he does not believe it is a logical extension of the city.

Commissioner Almy had some of the same concerns as other commissioners, but he believes this project will meet the needs of housing.

Commissioner Rickett agreed with the need for housing for military and Colorado Springs. The only way to bring down housing costs is to increase inventory.

Commissioner Cecil is in support of this project, but said the PlanCOS Vision Map is out of date. She agreed it is a logical extension and will be beneficial to address housing.

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 0.644 acre as Amara Addition No. 1 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

**Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery

**No:** 2 - Commissioner Hente and Commissioner McMurray

- 8.D. [ANEX-23-00](#) Amara Addition No. 2 Annexation located along Bradley Road, east of [31](#) S. Marksheffel Road, consisting of 0.957 acres. (Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 2 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 0.957 acre as Amara Addition No. 2 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

**Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery

**No:** 2 - Commissioner Hente and Commissioner McMurray

- 8.E. [ANEX-23-00](#) Amara Addition No. 3 Annexation located along Bradley Road, east of [32](#) S. Marksheffel Road, consisting of 3.519 acres. (Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 3 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 3.519 acre as Amara Addition No. 3 Annexation based upon the findings that the annexation complies with the**

**Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203.  
The motion passed by a vote of 7-2.**

**Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery

**No:** 2 - Commissioner Hente and Commissioner McMurray

- 8.F.** [ANEX-23-00](#) Amara Addition No. 4 Annexation located along Bradley Road, east of  
[33](#) S. Marksheffel Road, consisting of 1.878 acres.  
(Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 4 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 1.878 acre as Amara Addition No. 4 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

**Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery

**No:** 2 - Commissioner Hente and Commissioner McMurray

- 8.G.** [ANEX-23-00](#) Amara Addition No. 5 Annexation located along Bradley Road, east of  
[34](#) S. Marksheffel Road, consisting of 7.381 acres.  
(Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 5 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 7.381 acre as Amara Addition No. 5 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

**Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery

**No:** 2 - Commissioner Hente and Commissioner McMurray

**8.H.**     [ANEX-23-00](#)     Amara Addition No. 6 Annexation located along Bradley Road, east of  
               [35](#)                     S. Marksheffel Road, consisting of 7.448 acres.  
                               (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:**   [Amara Annexation Addition No. 6 - Plat](#)  
                           [7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 7.381 acre as Amara Addition No. 5 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 2 - Commissioner Hente and Commissioner McMurray

**8.I.**     [ANEX-23-00](#)     Amara Addition No. 7 Annexation located along Bradley Road, east of  
               [36](#)                     S. Marksheffel Road, consisting of 9.192 acres.  
                               (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:**   [Amara Annexation Addition No. 7 - Plat](#)  
                           [7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 9.192 acre as Amara Addition No. 7 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 2 - Commissioner Hente and Commissioner McMurray

**8.J.**     [ANEX-23-00](#)     Amara Addition No. 8 Annexation located along Bradley Road, east of  
               [37](#)                     S. Marksheffel Road, consisting of 4.951 acres.  
                               (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 8 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 4.951 acre as Amara Addition No. 8 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 2 - Commissioner Hente and Commissioner McMurray

**8.K.** [ANEX-23-00](#) Amara Addition No. 9 Annexation located along Bradley Road, east of [38](#) S. Marksheffel Road, consisting of 2.223 acres. (Legislative)

**Presenter:**  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 9 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 2.223 acre as Amara Addition No. 9 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 2 - Commissioner Hente and Commissioner McMurray

**8.L.** [ANEX-23-00](#) Amara Addition No. 10 Annexation located along Bradley Road, east of [39](#) S. Marksheffel Road, consisting of 7.117 acres. (Legislative)

**Presenter:**  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 10 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 7.117 acre as Amara Addition No. 10 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 2 - Commissioner Hente and Commissioner McMurray

**8.M.** [ANEX-23-00](#) Amara Addition No. 11 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 145.176 acres. (Legislative)

[40](#)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 11 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 145.176 acre as Amara Addition No. 11 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 2 - Commissioner Hente and Commissioner McMurray

**8.N.** [ANEX-23-00](#) Amara Addition No. 12 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 105.274 acres. (Legislative)

[41](#)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 12 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 105.274 acre as Amara Addition No. 12 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 2 - Commissioner Hente and Commissioner McMurray

**8.O.** [ANEX-23-00](#) Amara Addition No. 13 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 85.462 acres. (Legislative)

[42](#)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 13 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 85.462 acre as Amara Addition No. 13 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 2 - Commissioner Hente and Commissioner McMurray

**8.P.** [ANEX-23-00](#) Amara Addition No. 14 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 2.633 acres. (Legislative)  
[43](#)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 14 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 2.633 acre as Amara Addition No. 14 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 2 - Commissioner Hente and Commissioner McMurray

**8.Q.** [ANEX-23-00](#) Amara Addition No. 15 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 188.445 acres. (Legislative)  
[44](#)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 15 - Plat](#)  
[7.6.203-Annexation Conditions](#)



**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 188.445 acre as Amara Addition No. 15 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 2 - Commissioner Hente and Commissioner McMurray

**8.R. [ANEX-23-00](#) [45](#)** Amara Addition No. 16 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 191.096 acres. (Legislative)

**Presenter:**  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 16 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 191.096 acre as Amara Addition No. 16 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 2 - Commissioner Hente and Commissioner McMurray

**8.S. [ANEX-23-00](#) [46](#)** Amara Addition No. 17 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 153.337 acres. (Legislative)

**Presenter:**  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 17 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 153.337 acre as Amara Addition No. 17 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery

**No:** 2 - Commissioner Hente and Commissioner McMurray

**8.T.** [ANEX-23-00](#)  
[47](#) Amara Addition No. 18 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 372.380 acres. (Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 18 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 372.380 acre as Amara Addition No. 18 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

**Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery

**No:** 2 - Commissioner Hente and Commissioner McMurray

**8.U.** [ANEX-23-00](#)  
[48](#) Amara Addition No. 19 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 305.431 acres. (Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 19 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 305.431 acre as Amara Addition No. 19 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

**Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery

**No:** 2 - Commissioner Hente and Commissioner McMurray

**8.V.** [ANEX-23-00](#)  
[49](#) Amara Addition No. 20 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 86.744 acres. (Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 20 - Plat](#)

[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 86.744 acre as Amara Addition No. 20 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

**Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery

**No:** 2 - Commissioner Hente and Commissioner McMurray

**8.W.** [ANEX-23-00](#) Amara Addition No. 21 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 337.474 acres. (Legislative)

[50](#)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 21 - Plat](#)

[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 337.474 acre as Amara Addition No. 21 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

**Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery

**No:** 2 - Commissioner Hente and Commissioner McMurray

**8.X.** [ANEX-23-00](#) Amara Addition No. 22 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 816.132 acres. (Legislative)

[51](#)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 22 - Plat](#)

[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 816.132 acre as Amara Addition No. 22 Annexation based upon the findings that the annexation complies with the**

**Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203.  
The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 2 - Commissioner Hente and Commissioner McMurray

**8.Y.** [ANEX-23-00](#) Amara Addition No. 23 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 390.593 acres. [52](#)  
(Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 23 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the annexation of 390.593 acre as Amara Addition No. 23 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Chapter 7 Section 7.6.203. The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 2 - Commissioner Hente and Commissioner McMurray

**8.Z.** [LUPL-24-000](#) Establishment of the Amara Master Plan for proposed commercial, industrial, civic, single-family residential, multi-family residential, parks and open spaces within the City of Colorado Springs. The property is located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road, and consists of 3172.796 acres. [6](#)  
(Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Attachment 6 - Amara Master Plan](#)  
[7.5.408 Master Plan](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the Amara Master Plan based upon the findings that the request complies with the review criteria as set forth in City Code Chapter 7 Section 7.5.408. The motion passed by a vote of 7-2.**

- Aye:** 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 2 - Commissioner Hente and Commissioner McMurray

**8.A.A. [ZONE-24-00](#)** The establishment of the A (Agricultural) zone district, in association with [08](#) Amara Addition No. 1-23 Annexations, consisting of 3172.796 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road. (Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Exhibit A - Amara Zoning Legal](#)  
[Exhibit B - Amara Zoning Depiction](#)  
[7.5.603.B Findings - ZC](#)

**Motion by Commissioner Rickett, seconded by Vice Chair Foos, to recommend approval to City Council the establishment of 3172.796 acres as an A (Agriculture) zone district based upon the findings that the request complies with the criteria set forth in City Code Chapter 7 Section 7.5.603.B The motion passed by a vote of 8-1.**

- Aye:** 8 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery
- No:** 1 - Commissioner Hente

**9. Presentations**

**10. Adjourn**

