



City of Colorado Springs

Regular Meeting Agenda - Final City Council

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

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Tuesday, August 25, 2026

9:00 AM

Council Chambers

How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council
Facebook Page @cospcity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- Stratus IQ Channel 76 / 99 (Streaming)

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

Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

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:

4B. First Presentation:

4B.A. [26-347](#)

City Council Regular Meeting Minutes August 11, 2026

Presenter:

Sarah B. Johnson, City Clerk

Attachments:[8-11-2026 City Council Meeting Minutes Final](#)**4B.B. [26-324](#)**An Ordinance to Fill Vacancies on the Briargate Center
Business Improvement District's Board of Directors(1st reading to set the public hearing date for September 8,
2026).

(Quasi-judicial)

Located in Council District 2

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:[BID-BriargateBID-ORD-2026-08-17](#)[Petition for Appointment of Board Members 2026](#)[Ordinance 02-24](#)[Staff BriargateCenter BID BoardMemberChange Presentation](#)

4B.C. [26-272](#)

A Resolution of the City Council of the City of Colorado Springs, Colorado approving a Service Plan for the Kettle Creek Metropolitan District sited north of Old Ranch Road, east of Voyager Parkway and South of Federal Drive.

Council District 2

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[PW-KettleCreekServicePlan-RES-2026-07-21-draft](#)

[Exhibit 1 Kettle Creek MD Service Plan](#)

[Attachment A Legal Description](#)

[Attachment B Vicinity Map](#)

[Attachment C Initial District Boundary Map](#)

[Attachment D Summary of Public Improvements to be Financed by the District and Financing Plan](#)

[Attachment E Description of Permitted Services to be Provided by the District](#)

[Kettle Creek MD Service Plan Redlined](#)

[Petitioner Cover Letter Kettle Creek MD Creation](#)

[Kettle Creek MD Creation WS Staff Presentation](#)

4B.D. [PUDZ-23-0002](#)

An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 501.99 acres located north of Tamlin Road and northeast of the Dublin Boulevard and Banning Lewis Parkway intersection from PDZ/R-5/CR/R-1 6/MX-M/CR/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record; Single-Family - Medium; Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SS-O (Planned Development Zone District and Airport and Streamside Overlays: Residential, density of 3.5-7.99 du/ac, and maximum building height of 35 feet) (Quasi-judicial) (1st Reading to set the public hearing date of September 8, 2026)

Related Files: PUDZ-23-0002; ZONE-23-0008; SUBD-23-0052; MAPN-23-0001; COPN-23-0010; PUDC-23-0002
Located in Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Ordinance BLR Village B2 PDZ Rezone](#)

[Exhibit A and Exhibit B \(PDZ Rezone\)](#)

[Staff Report BLR Village B2 CPC](#)

[Attachment 1 - Public Comment; Public Comment Response;
Neighborhood Mtg Summary](#)

[Attachment 2 - Banning Lewis Ranch Village B2 Fiscal Impact Analysis](#)

[Attachment 3 - Banning Lewis Ranch Village B2 Project Statement](#)

[Attachment 4 - Banning Lewis Ranch ROW Vacation Filing No 1 and 3
-2022](#)

[Attachment 5 - Exhibit A and Exhibit B \(PDZ Rezone\)](#)

[Attachment 6 - Exhibit A and Exhibit B \(MX-M\)](#)

[Attachment 7 - Banning Lewis Ranch Village B2 PDZ Concept Plan
and Concept Plan](#)

[Attachment 8 - Banning Lewis Ranch Master Plan Major Modification](#)

[Banning Lewis Ranch - CPC Meeting Mins 7.8.26 Final](#)

[7.5.603.B Findings - ZC](#)

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

[BLR Village B2 full staff presentation](#)

4B.E. [ZONE-23-0008](#)

An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to 9.2 acres located northeast of Dublin Boulevard and Banning Lewis Parkway from PDZ/R-5/CR/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record, and Airport and Streamside Overlays) to MX-M/AP-O/SS-O (Mixed-Use Medium Scale and Airport and Streamside Overlays) (Quasi-judicial) (1st Reading only to set the public hearing date for September 8, 2026)

Related Files: PUDZ-23-0002; ZONE-23-0008; SUBD-23-0052; MAPN-23-0001; COPN-23-0010; PUDC-23-0002
Located in Council District #6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Ordinance BLR Village B2 MX-M Rezone](#)

[Exhibit A and Exhibit B \(MX-M\)](#)

[7.5.603.B Findings - ZC](#)

4B.F. [SUBD-23-0052](#)

An Ordinance vacating the public rights-of-way known as Vista Del Oro Boulevard, and portions of Dublin Boulevard and Banning Lewis Parkway, consisting of approximately 35.86 acres located north of Tamlin Road and northeast of Dublin Boulevard and Banning Lewis Parkway. (Legislative) (1st Reading to set the public hearing date of September 8, 2026)

Related Files: PUDZ-23-0002; ZONE-23-0008; SUBD-23-0052; MAPN-23-0001; COPN-23-0010; PUDC-23-0002
Located in Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Ordinance BLR Village B2 ROW Vacation](#)

[Exhibit A Banning Lewis Ranch Village B2 ROW Vacation Legal Description](#)

[Exhibit B Banning Lewis Ranch Village B2 ROW Vacation Plat](#)

[7.7.402.C Vacation Procedures](#)

4B.G. [ZONE-25-0020](#)

An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 546.79 acres located north of Stetson Hills Boulevard, east of Banning Lewis Parkway, and south of Dublin Boulevard from R-1 6/R-5/CR/R-1 6/CR/R-E/R-5/MX-M/AP-O/SS-O (Single-Family - Medium; Multi-Family High with Conditions of Record; Single-Family -Medium with Conditions of Record; Single-Family - Estate; Multi-Family High; Mixed-Use Medium Scale and Airport and Streamside Overlays) to R-Flex Medium/AP-O/SS-O (R-Flex Medium and Airport and Streamside Overlays) (Quasi-judicial) (1st Reading to set the public hearing date for September 8, 2026)

Related Files: ZONE-25-0020; ZONE-25-0021; SUBD-24-0131; LUPL-25-0008; DVSA-25-0002; DVSA-25-0004; DVSA-25-0005; DVSA-25-0006; DVSA-25-0007; DVSA-25-0008
Located in Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Ordinance BLR Village C R-Flex Medium Zoning Map Amendment](#)

[Exhibit A and Exhibit B BLR Village C R-Flex Medium](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

4B.H. [ZONE-25-0021](#)

An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 111.54 acres located south of Tamlin Road and west of Highway 24 from R-E/R-1 6/CR/SS-O/AP-O (Single-Family Estate; Single-Family - Medium with Conditions of Record and Airport and Streamside Overlays) to MX-M (Mixed-Use Medium Scale) (Quasi-judicial) (1st Reading only to set the public hearing date for September 8, 2026)

Related Files: ZONE-25-0020; ZONE-25-0021; SUBD-24-0131; LUPL-25-0008; DVSA-25-0002; DVSA-25-0004; DVSA-25-0005; DVSA-25-0006; DVSA-25-0007; DVSA-25-0008
Located in Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Ordinance BLR Village C MX-M Zoning Map Amendment](#)

[Exhibit A and Exhibit B BLR Village C MX-M](#)

[Staff Report BLR Village C CPC](#)

[Attachment 1 - Public Comments and Response to Public Comments](#)

[Attachment 2 FIA Combined Summary BLR Village C Scenario 1](#)

[Attachment 3 Combined Summary BLR Village C Scenario 2](#)

[Attachment 4 BLR Village C Project Statement](#)

[Attachment 6 Banning Lewis Ranch Filing 3 ROW Vacation Plat](#)

[Attachment 7 Exhibit A and Exhibit B BLR Village C MX-M](#)

[Attachment 8 Exhibit A and Exhibit B BLR Village C R-Flex Medium](#)

[Attachment 9 - Banning Lewis Ranch Village C Land Use Plan](#)

[Attachment 10 BLR Village C Development Standards Adjustment Project Statement](#)

[Attachment 11 BLR Village C Development Standards Adjustment Plan](#)

[BLR Village C full presentation TPB Council](#)

[Banning Lewis Ranch - CPC Meeting Mins 7.8.26 Final](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

4B.I. [SUBD-24-0131](#)

An Ordinance vacating portions of the public rights-of-way known as Falcon Meadows Boulevard, Vista Del Prado Boulevard, Vista Del Oro Boulevard, and portions along Dublin Boulevard and Stetson Hills Boulevard, together consisting of approximately 25.85 acres (Legislative) (1st Reading to set the public hearing date for September 8, 2026)

Related Files: ZONE-25-0020; ZONE-25-0021; SUBD-24-0131; LUPL-25-0008; DVSA-25-0002; DVSA-25-0004; DVSA-25-0005; DVSA-25-0006; DVSA-25-0007; DVSA-25-0008
Located in Council District #6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Ordinance BLR Village C ROW Vacation](#)

[Exhibit A BLR Village C ROW Vacation legal description](#)

[Exhibit B BLR Village C ROW Vacation](#)

[7.5.522 VACATION PLAT](#)

5. Recognitions**5.A. [26-322](#)**

Est. Time: 5
minutes

City Council Appointments to Boards, Commissions, and Committees

Presenter:

Lynette Crow-Iverson, Council President and Councilmember
At-Large

Attachments:

[08252026 Boards Commissions and Committees Appointment](#)

[08252026 Airport Advisory Commission](#)

[08252026 PPACG- Community Advisory Committee](#)

[08252026 City County Drainage Board](#)

6. Mayor's Business**7. Items Called Off Consent Calendar****8. Utilities Business**

- 8.A.** [26-295](#) An Ordinance Amending Part 5 (Claims Management), Article 5 (Finance Management Procedures), Chapter 1 (Administration, Personnel and Finance) of the Code of the City of Colorado Springs 2001, As Amended, Pertaining to Claims Management
- Est. Time:** 10 minutes

Presenter:

John Hunter, Manager Financial Planning & Risk, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments:

[CSU-Claims Reserve Fund City CSU-ORD-2026-07-22-26](#)

[City Code Amendments Presentation CC 8_10](#)

- 8.B.** [26-296](#) An Ordinance Amending Part 6 (Workers' Compensation), Article 5 (Finance Management Procedures), Chapter 1 (Administration, Personnel and Finance) of the Code of the City of Colorado Springs 2001, as Amended, Pertaining to Workers' Compensation Claims Management
- Est. Time:** 10 minutes

Presenter:

John Hunter, Manager Financial Planning & Risk, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments:

[CSU-Workers Comp City CSU-ORD-2026-07-22-26](#)

[City Code Amendments Presentation CC 8_10](#)

- 8.C.** [26-297](#) Public Hearing for the Consideration of Proposed Changes as Provided in Colorado Springs Utilities' July 2026 Net Metering Rate Case.
- Est. Time:** 1 hour

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

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

Attachments:

[Net Metering Rate Hearing Agenda - 8-25-26](#)

[Net Metering City Attorney Instructions-8-25-26](#)

[Net Metering Issues For Decision-8-25-26](#)

[July 2026 Net Metering Rate Case - Supplemental Filing 08-17-2026](#)

[08-25-26 CC July 2026 Net Metering Rate Case](#)

9. Unfinished Business

- 9.A. [26-264](#)
Est. Time: 30
minutes

An Ordinance of the City Of Colorado Springs Dissolving The
Old Colorado City Downtown Development Authority

Presenter:

Emily Evans, City Council Administrator
Brandy Williams, Councilmember District 3
Roland Rainey, Councilmember District 6

Attachments:

[Old Colorado City DDA - Dissolution Ord](#)
[OCC DDA Resolution 2026-01 June26, 2026.docx](#)
[June 24 DDA Minutes](#)

10. New Business

11. Public Hearing

- 11.A. [ZONE-25-0037](#)
Est. Time: 20
minutes

Ordinance No. 26-37 amending the zoning map of the City of
Colorado Springs pertaining to 5.41 acres located at 5325 Mark
Dabbling Boulevard MX-N/SS-O (Mixed-Use Neighborhood Scale
with Streamside Overlay to MX-M/SS-O (Mixed-Use Medium
Scale with Streamside Overlay).
(Quasi-Judicial) (Second Reading and Public Hearing)

Located in Council District 1

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Zone Ord_ZONE-25-0037](#)
[CPC Staff Report_ZONE-25-0037](#)
[Attachment 1_Project Statement](#)
[Attachment 2_Land Use Statement](#)
[Attachment 3_Zone Change Exhibits A&B](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Staff CC PP_ZONE-25-0037](#)
[CPC Consent Meeting Mins 7.8.26 Draft](#)

11.B. [ZONE-26-0012](#)

Est. Time: 30
minutes

Ordinance No. 26-38 amending the zoning map of the City of Colorado Springs pertaining to 7.79 acres located at 4290, 4310, 4320, 4330, 4340 Buckingham Drive from BP/cr (Business Park with Conditions of Record) to LI/cr (Light Industrial with Conditions of Record).
(Quasi-Judicial) (Second Reading and Public Hearing)

Related Files: ZONE-26-0012
Located in Council District 1

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Ordinance Buckingham Industrial Rezone](#)

[CPC Staff Report ZONE-26-0012](#)

[Attachment 1 Project Statement](#)

[Attachment 2 Land Use Plan Waiver Request \(June Update\)](#)

[Attachment 3 Exhibit A - Legal Description](#)

[Attachment 4 Exhibit B - Zone Change \(June Update\)](#)

[Attachment 5 Public Comment 1 of 2 Buckingham Rezone -](#)

[Attachment 6 Public Comment 2 of 2 Buckingham Rezone](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Buckingham - CPC Meeting Mins 7.8.26 Draft](#)

[Staff Pres Buckingham Industrial Rezone](#)

12. Added Item Agenda**13. One Hour of Citizen Discussion for Items not on Today's Agenda per City Council Rules****14. Executive Session****15. Adjourn**