



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, February 14, 2023

10:00 AM

Council Chambers

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- Stratus IQ Channel 76 / 99 (Streaming)

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Before the meeting, you may email general comments for items not on the agenda or comments regarding agenda items to: allcouncil@coloradosprings.gov

During the meeting, those who wish to comment should submit their name, telephone number, and the topic or agenda item for comment via allcouncil@coloradosprings.gov in addition to calling +1 720-617-3426 United States, Denver (Toll) and entering this Conference ID: 805 175 501#

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. [23-086](#) City Council Regular Meeting Minutes January 24, 2023

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [1-24-2023 City Council Meeting Minutes Final](#)

4B.B. [ZONE-22-000](#) An ordinance amending the zoning map of the City of Colorado Springs
[7](#) relating to 1.273 acres located at the northeast corner of North El Paso Street and East Fillmore Street from C-5/M1 (Intermediate Business and Light Industrial) to C-5 (Intermediate Business).

Related Files: DEPN-22-0074

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development

Peter Wysocki, Director of Planning and Community Development

Attachments: [ORD_ZC_Burgerworks](#)
[Exhibit A_Legal Description](#)
[Exhibit B - Zone Change](#)
[Staff_CC_BurgerworksPresentation](#)
[Applicant_Burgerworks_Presentation](#)
[CPC Staff Report_Burgerworks E Fillmore_TPB](#)
[Project Statement](#)
[Zone Change Exhibit](#)
[Development Plan-updated](#)
[CONTEXT MAP](#)
[Public Comment](#)
[Public Comment Response](#)
[7.5.603.B Findings - ZC](#)

- 4B.C.** [DEPN-22-007](#)
[4](#) A development plan for the Burgerworks East Fillmore Street project located at the northeast corner of North El Paso Street and East Fillmore Street.

Related Files: ZONE-22-0007 and DEPN-22-0074

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development
Peter Wysocki, Director of Planning and Community Development

Attachments: [Development Plan-updated](#)
[Development Plan](#)
[7.5.502.E Development Plan Review](#)

- 4B.D.** [PUDZ-22-000](#)
[9](#) An ordinance amending the zoning map of the City of Colorado Springs relating to 2.33 acres located at the southeast corner of East Cheyenne Mountain Boulevard and Quail Lake Loop from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development; Multi-family Residential with condominium garages, maximum of 11.6 dwelling units per acre, maximum building height of 45 feet)

(Quasi-Judicial)

Related Files: PUDD-22-0037

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development
Peter Wysocki, Planning Director, Planning and Community Development

Attachments: [ORD_ZC_QuailLakeCondos](#)
[Exhibit A - Legal Desc](#)
[Exhibit B - Zone Change](#)
[CPC Staff Report_Quail Lake Loop Condos_PUD ZC_PUD DP](#)
[Project Statement](#)
[PUD Development Plan](#)
[Floor Plans](#)
[Public Comment_Karen Lawson_Support](#)
[Quail Lake responses](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

- 4B.E.** [PUDD-22-003](#) A PUD Development Plan for a 27-unit condominium with the option for either a residential dwelling with an attached garage or a garage with an indoor mezzanine.
[7](#)

(Quasi-Judicial)

Related Files: PUDZ-22-0009

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development
Peter Wysocki, Planning Director, Planning and Community Development

Attachments: [PUD Development Plan](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

- 4B.F.** [PUDZ-22-000](#) An ordinance amending the zoning map of the City of Colorado Springs relating to 5.5 acres located northeast of Federal Drive and Old Ranch Road from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development: Multi-family residential, 46.5 dwelling units per acres, and a maximum building height of 50 feet).
[6](#)

(Quasi-Judicial)

Related Files: PUDC-22-0007

Presenter:

Peter Lange, Planner II, Planning and Community Development
Peter Wysocki, Director, Planning and Community Development

Attachments: [ORD_ZC_SaxonMultifamily](#)
[Exhibit A - Legal](#)
[Exhibit B - Zone Change](#)
[CPC Report Federal Drive Zone Change and Concept Plan](#)
[Project Statement](#)
[PUD Concept Plan](#)
[Context Map](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603 Findings - ZC](#)

- 4B.G.** [PUDC-22-0007](#) A planned unit development concept plan for a multi-family residential development with a maximum density of 46.5 units per acre and associated site improvements located at the northeast of Federal Drive and Old Ranch Road.

(Quasi-Judicial)

Related Files: PUDZ-22-0006

Presenter:

Peter Lange, Planner II, Planning and Community Development
Peter Wysocki, Director, Planning and Community Development

Attachments: [PUD Concept Plan](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

- 4B.H.** [23-018](#) A resolution of the City of Colorado Springs approving a change to the legislative status of Flying Horse Ranch Master Plan from operative to implemented.
(Legislative)

Presenter:

Daniel Besinaiz, Senior Comprehensive Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments: [Flying Horse Resolution](#)
[FHR MP CPC Staff Report](#)
[Flying Horse Master Plan](#)
[7.5.402 Types of Master Plans](#)

- 4B.I.** [22-742](#) A resolution of the City Council of Colorado Springs, Colorado approving the 2023 Action Plan for the use of Federal Block Grant Funds (CDBG, HOME, ESG) provided through the U.S. Department of Housing and Urban Development

Presenter:

Catherine Duarte, HUD Programs Manager, Community Development Division

Attachments: [2023 Action Plan_Council Resolution](#)
[2023 AAP Infographic web opt](#)
[2023 AAP Draft for Public Comment](#)
[Community Development_Jan23 work session slides_2023 Annual Action Plan](#)

4B.J. [22-789](#)

A Resolution of the City of Colorado Springs approving an Amended and Restated Service Plan for the Vistas at West Mesa Metropolitan District serving an area northeast of the intersection of Fillmore Road and Centennial Boulevard.

Presenter:

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

Peter Wysocki, Planning and Community Development Director

Attachments:

[Resolution](#)

[Exhibit 1- Vistas at West Mesa Metropolitan District Service Plan - Final Draft](#)

[Vistas at West Mesa Metropolitan District Service Plan - Redline- 11-30-22](#)

[VWMMD City Service Plan Notable Changes](#)

[VWMMD City Service Plan Amendment Cover Letter 11-30-22](#)

[Staff PowerPoint VistasAtWestMesa](#)

[Applicant Budget Committee Presentation- 12.13.22](#)

4B.K. [23-088](#)

A resolution rescinding Resolution 142-22 finding a petition for annexation of the area known as Amara Addition Nos. 1 - 11 consisting of 3225.486 acres to be in substantial compliance with Section 31-12-107(1), C.R.S., and setting a hearing date for annexation of the area

(Legislative)

Presenter:

Peter Wysocki, Planning Director, Planning & Community Development

Attachments:

[RES-AmaraRescinding](#)

- 4B.L.** [URA 23-008](#) A resolution making certain legislative findings and approving the Project Garnet Urban Renewal Plan.

Related Files: URA 23-031

Presenter:

Jariah Walker, CSURA Executive Director

Bob Cope, City of Colorado Springs Economic Development Officer

Attachments:

[Resolution ProjectGarnetURAPlan](#)

[URA Plan Draft-Project Garnet 1-05-23](#)

[Garnet URA Conditions Survey-Draft 12-23-22](#)

[El Paso County Impact Draft Report 1-06-2023](#)

[Project Garnet CC URA Work Session](#)

[CPC Staff Report Garnet URA DJS](#)

[PlanCOS Vision Map](#)

[Unique Places Framework](#)

[Thriving Economy](#)

- 4B.M.** [URA 23-031](#) A resolution approving a Cooperation Agreement between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs to promote redevelopment and assist with financing of public improvements for the Project Garnet project pursuant to Colorado Revised Statute Section 31-25-107(9)(a)(II)

Related File: URA 23-008

Presenter:

Jariah Walker, CSURA Executive Director

Bob Cope, City of Colorado Springs Economic Development Officer

Attachments:

[RES ProjectGarnet URACooperationAgreement](#)

[Project Garnet Cooperation Agreement CSURA City](#)

- 4B.N.** [URA 22-728](#) A resolution making certain legislative findings and approving the Hancock Commons Urban Renewal Plan.

Related Files: 22-767

Presenter:

Jariah Walker, CSURA Executive Director

Attachments: [Resolution_HancockCommonsURAPlan](#)
[Exhibit A - Hancock Commons Plan Final w/Legal](#)
[Hancock Commons Urban Renewal Area](#)
[TIF Draft Financial Model](#)
[Conditions Survey](#)
[Hancock Commons Impact Report Final](#)
[CPC Staff Report_Hancock Commons URA_RGS](#)
[HancockCommons_Concept Plan_Approved](#)
[Vision Map](#)
[Hancock Commons Presentation](#)

- 4B.O.** [URA 22-767](#) A resolution approving a Cooperation Agreement between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs to promote redevelopment and assist with financing of public improvements for the Hancock Commons Urban Renewal project and to approve the amount of annual sales tax increment revenue allocated pursuant to Colorado Revised Statute Section 31-25-107(9)(a)(II)

Related File: URA 22-728

Presenter:

Jariah Walker, CSURA Executive Director

Attachments: [Resolution_HancockCommonsCooperationAgreement](#)
[Hancock Commons Cooperation Agreement](#)

- 4B.P.** [22-776](#) An ordinance amending Section 102 (Functions) of Part 1 (Municipal Airport Advisory Commission) of Article 1 (Municipal Airport) of Chapter 14 (Municipal Enterprises) of the code of the City of Colorado Springs 2001, as amended, pertaining to Municipal Airport Advisory Commission functions

Presenter:

Wynetta Massey, City Attorney/Chief Legal Officer

Attachments: [AAC Functions ORD-2022-11-08](#)

- 4B.Q.** [22-778](#) An Ordinance Repealing Section 105 (Customer Advisory Committee) Of Article 6 (Development Review Enterprise) Of Chapter 14 (Municipal Enterprises) Of The Code Of The City Of Colorado Springs 2001, As Amended, Pertaining To The Development Review Enterprise Customer Advisory Committee

Presenter:

Tom Strand, Council President and Councilmember At Large

Attachments: [DRE Transition Ordinance - Final](#)

- 4B.R.** [23-026](#) Resolution Approving the Intergovernmental Agreement between the City of Colorado Springs and El Paso County Regarding Improvements to and Future Annexation of the Park Vista South Area

Presenter:

Gayle Sturdivant, P.E., City Engineer/Deputy Public Works Director
Rich Mulledy, P.E., Stormwater Enterprise Manager
Travis Easton, P.E., Director of Public Works

Attachments: [1 Exhibit A - Park Vista South Annexation](#)
[2 City-County IGA RES-2022-11-07](#)
[3 Park Vista IGA with City](#)
[4 Park Vista - DRAFT QUITCLAIM DEED 8-29-22](#)
[6 Park Vista IGA Presentation](#)

- 4B.S.** [23-004](#) A Resolution Authorizing The Acquisition Of Real Property Owned By 2918 Austin Bluffs Parkway LLC And Real Property Owned By Troy Miller To Be Used For The Central Substation Project

Attachments: [CC Resolution Property Acquisition Central Sub 4002 Goldenrod and 2918 Au](#)
[CC Presentation_Property Acquisition Central Sub_4002 Goldenrod and 2918 A](#)

- 4B.T.** [23-005](#) A Resolution Approving the Sewage Treatment and Disposal Agreement, as Amended, By and Between the Lower Fountain Metropolitan Sewage Disposal District and, In Addition to Others, the City of Colorado Springs, Colorado, on Behalf of its Enterprise Colorado Springs Utilities.

Presenter:

Tara Kelley, Manager of Wastewater Treatment Plants, Colorado Springs Utilities
Bethany Burgess, Utilities Division Chief, Office of the City Attorney
Travas Deal, Acting Chief Executive Officer, Colorado Springs Utilities

Attachments: [LFMSDD Service Agreement Amendment RES-2023-02-14](#)
[LFMSDD Service Agmt Update 2022 FINAL](#)

- 4B.U.** [23-087](#) Setting of a public hearing date of March 14, 2023, for consideration of adoption of the Pikes Peak Regional Building Code, 2023 Edition

(Legislative)

Presenter:

Roger N. Lovell, Building Official, Pikes Peak Regional Development Department

Allan Jay Eenhuis, Deputy Building Official - Plans, Pikes Peak Regional Building Department

John Welton, Deputy Building Official - Inspections, Pikes Peak Regional Building Department

Virginia V. Koulchitzka, Regional Building Attorney, Pikes Peak Regional Building Department

Attachments: [Notice of RBC Hearing](#)
[RBD-2023CodeAdoptedByReferenceORD-2023-02-06 FINAL](#)
[2023 PPRBC V2.1 Appendix D draft3](#)
[2023 PPRBC FINAL-protected](#)

5. Recognitions

6. Mayor's Business

7. Citizen Discussion For Items Not On Today's Agenda

8. Items Called Off Consent Calendar

9. Utilities Business

- 9.A.** [23-006](#) A Resolution Approving a Trackage and Development Agreement for a Rail Served Industrial Park Project.

Est. Time: 30

Minutes

Attachments: [Rail Served Industrial Park Resolution](#)
[Trackage Agreement with Colorado Springs Final](#)
[Rail Park Trackage Agreement Presentation_Combined for CC](#)

10. Unfinished Business

- 10.A.** [22-688](#) Ordinance No. 23-02 Creating Section 305 (Service; Extension
Est. Time: 1.5 Limitation) of Part 3 (Water Service) of Article 4 (Water Code) of
hours Chapter 12 (Utilities) of the Code of the City of Colorado Springs 2001,
As Amended, Pertaining to the Extension of Water Service.

Presenter:

Abigail Ortega, General Manager of Infrastructure and Resource
Planning, Colorado Springs Utilities
Travas Deal, Acting Chief Executive Officer, Colorado Springs Utilities

Attachments: [ORD. 23 - 02 clean .docx](#)

[WaterSystem_RMD_ModelingSensitivity_FactSheet_2022](#)

- 10.B.** [CODE-22-000](#) Ordinance No. 23-03 repealing Chapter 7 (Planning, Development and
1 Building) of the Code of the City of Colorado Springs 2001, as
Est. Time: 30 amended, and adopting the Unified Development Code of the City of
minutes Colorado Springs, incorporating various building codes, other primary
and secondary codes, as included, and providing for the penalties and
remedies for violation thereof

Presenter:

Morgan Hester, Planning Supervisor
Mike Tassi, Assistant Director of Planning and Community Development
Peter Wysocki, Director of Planning and Community Development
Don Elliott, Clarion Associates

Attachments: [RetoolCOS - 2-14-23](#)

[COS UDC Final Draft CLEAN](#)

[ATTACHMENT 1 CC Recommendations](#)

[ATTACHMENT 2 - Neighborhoods](#)

[ATTACHMENT 3 - Appeals](#)

[ATTACHMENT 4 - TODs](#)

[ReToolCOS-AdoptingORD-2023-2-6](#)

[Pages A-BB PENALTY PROVISIONS UNDER UDC - 2022-12-05](#)

11. New Business

- 11.A. [23-096](#) A resolution finding that the unified development code contains
Est. Time: 10 greenhouse gas mitigation measures
minutes

Presenter:

Benjamin Bolinger, Assistant City Attorney

Wayne Williams, Councilmember

Attachments: [RES-GHGmitigation-2023-2-3](#)
[1610-ghg-mitigation-measures](#)

12. Public Hearing

13. Added Item Agenda

14. Executive Session

15. Adjourn