



City of Colorado Springs

Regular Meeting Agenda - Final-revised City Council

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

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Tuesday, May 9, 2023

10:00 AM

Council Chambers

How to Watch the Meeting

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Facebook Page @coscity 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

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: 906 531 306##

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. [23-240](#) City Council Regular Meeting Minutes April 11, 2023

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [4-11-2023 City Council Meeting Minutes Final](#)

4B.B. [23-241](#) City Council Regular Meeting Minutes April 25, 2023

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [4-25-2023 City Council Meeting Minutes Final](#)

4B.C. [23-234](#) An Ordinance Setting the Salary of Mayor Pursuant to City Charter § 13-20(a)

Presenter:
Mike Sullivan, Human Resources Director

Attachments: [2023 Mayor Salary Ordinance Final](#)

4B.D. [23-209](#) A Resolution approving amendments to the Rules of the Colorado Springs Civil Service Commission for the Municipal Police and Fire Departments

Presenter:
Jayme McConnellogue, Deputy Chief, Colorado Springs Fire Department

Attachments: [Rule 5.4 Resolution - FINAL](#)
[5.4 proposed changes \(clean\).pdf](#)
[5.4 proposed changes \(redline\).pdf](#)

- 4B.E.** [23-131](#) A Resolution Authorizing The Acquisition Of Real Property Owned By Richard W Holland To Be Used For The Central Bluffs Substation Project

Presenter:

Jessica K. Davis, Land Resource Manager, Colorado Springs Utilities
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [CC Resolution Property Acquisition Central Bluffs Sub 2922 Austin Bluffs Pkw](#)
[CC Presentation Property Acquisition Central Bluffs Sub 2922 Austin Bluffs Pk](#)

- 4B.F.** [SUBD-22-011](#) An ordinance vacating a portion of an alley adjacent to Lots 4 and 5, L.K. Adams Addition No. 1 consisting of 2,244 square feet (.05 acres).
[3](#)

(Legislative)

Related Files: SUBD-22-0113

Presenter:

William Gray, Senior Planner, Planning and Community Development
Department
Peter Wysocki, Planning Director, Planning and Community
Development Department

Attachments: [Ordinance](#)
[Exhibit A](#)
[Project Statement](#)
[Development Plan](#)
[Legal Description](#)
[Vacation Plat](#)
[Vicinity Map](#)
[Aerial Image](#)
[LK Adams Addition No. 1](#)
[Mineral Rights Certification](#)
[7.7.402.C Vacation Procedures](#)
[Staff Presentation](#)

- 4B.G.** [MAPN-22-000](#)
[8](#) A resolution approving a major amendment to the Banning Lewis Ranch Master Plan eliminating the commercial land use designation and retaining the commercial and/or residential high land use designation across 19.65 acres and changing the density range of the residential medium-high land use designation from 3.5 to 7.99 dwelling units per acre to 8.0 to 11.99 dwelling units per acre consisting of 16.08 acres located southeast of the future Marksheffel Road and Barnes Road intersection.

(Quasi-Judicial)

ZONE-22-0021, and PUDC 22-0005

Presenter:

William Gray, Senior Planner

Peter Wysocki, Director, Planning & Community Development

Attachments:

[Resolution](#)

[Exhibit A - Legal](#)

[Exhibit B - Zone Change](#)

[Staff Report](#)

[Project Statement](#)

[Master Plan Amendment](#)

[Fiscal Impact Analysis](#)

[PUD Zone Change](#)

[PUD Concept Plan Amendment](#)

[Public Comment Ashley Malik](#)

[Public Comment Additional](#)

[Context Map](#)

[Vicinity Map](#)

[PlanCOS Vision Map](#)

[CPC Minutes 04.12.23 Falcon Trucking](#)

[7.5.408 Master Plan](#)

[Staff Presentation](#)

- 4B.H. [ZONE-22-002](#)
[1](#) An ordinance amending the zoning map of the City of Colorado Springs relating to 35.727-acres located southeast of the future Marksheffel Road and Barnes Road intersection, from PUD (Planned Unit Development: Single-Family Residential, 3.5 to 7.99 dwelling units per acre, 35' maximum building height; Multi-Family Residential, 12-24.99 du/ac, 45' maximum building height; and Commercial, 40,000 square feet gross floor area, 45' maximum building height with Airport Overlay) to PUD/AO (Planned Unit Development: Commercial, 40,000 square feet gross floor area, 45 feet maximum building height; and Residential, 24.99 dwelling units per acre maximum density, 45' maximum building height with Airport Overlay).

(Quasi-Judicial)

Related Files: MAPN-22-0008, PUDC 22-0005

Presenter:

William Gray, Senior Planner

Peter Wysocki, Director, Planning & Community Development

Attachments:

[Ordinance](#)

[Exhibit A - Legal](#)

[Exhibit B - Zone Change](#)

[PUD Zone Change](#)

[CPC_Minutes_04.12.23_Falcon Trucking](#)

[7.5.603.B Findings - ZC](#)

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

[Staff Presentation](#)

- 4B.I.** [PUDC-22-000](#)
[5](#) A major amendment of an approved Planned Unit Development Concept Plan for Falcon Trucking at Banning Lewis Ranch project, which includes a mix of commercial and residential uses, located southeast of the future Marksheffel Road and Barnes Road intersection.

(Quasi-Judicial)

Related Files: MAPN-22-0008, ZONE-22-0021

Presenter:

William Gray, Senior Planner

Peter Wysocki, Director, Planning & Community Development

Attachments: [PUD Concept Plan Amendment](#)
[CPC Minutes 04.12.23 Falcon Trucking](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)
[Staff Presentation](#)

- 4B.J.** [ZONE-23-000](#)
[2](#) An ordinance amending the zoning map of the City of Colorado Springs relating to 3.83 acres located at the intersection of Adventure Way and Quail Brush Drive from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay [to be known as MX-M AP-O (Mixed Use Medium Scale with Airport Overlay)]).
(Quasi-Judicial)

Related Files: COPN-23-0001

Presenter:

Kyle Fenner, Senior Planner, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

Attachments: [Ordinance](#)
[CPC Staff Report](#)
[Project Statement](#)
[Zone Change](#)
[Concept Plan](#)
[Public Comment](#)
[Vicinity Map](#)
[PlanCOS Vision Map](#)
[7.5.603.B Findings - ZC](#)
[Staff Presentation](#)

- 4B.K. [COPN-23-000](#) A concept plan for Adventure Way Townhomes illustrating multi-family development with a maximum density of 11.5 dwelling units per acre. (Quasi-Judicial)
[1](#)

Related Files: ZONE-23-0002

Presenter:

Kyle Fenner, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments:

[Concept Plan](#)

[CPC Minutes 04.12.23 Adventure Way](#)

[7.5.501.E Concept Plans](#)

[Staff Presentation](#)

- 4B.L. [MAPN-22-000](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving a major amendment to the Powerwood 2 Master Plan, located southwest of the intersection of Tutt Boulevard and Sorpresa Lane, changing the land use designation from General Business to Multi-Family Residential with 7.5-12 dwelling units per acre
[7](#)

Legislative

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development
Peter Wysocki, Planning Director, Planning and Community Development

Attachments:

[Resolution](#)

[CPC Staff Report](#)

[Project Statement](#)

[Master Plan Amendment](#)

[Aerial](#)

[Surrounding Uses](#)

[Financial Impact Analysis](#)

[7.5.408 Master Plan](#)

[Staff Presentation](#)

- 4B.M.** [COPN-22-001](#) A Concept Plan application proposing multi-family residential development with a density of 30-40 dwelling units per acre, located at 535 East Costilla Street.

[9](#)

(Quasi-Judicial)

Related Files: ZONE-22-0019

Presenter:

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

Attachments:

[Concept Plan](#)

[CPC Minutes 04.12.23 535 E Costilla St](#)

[7.5.501.E Concept Plans](#)

[Staff Presentation](#)

[Applicant Presentation](#)

- 4B.N. [ZONE-22-001](#) An ordinance amending the zoning map of the City of Colorado Springs relating to 1.779 acres located at 535 East Costilla Street, from PIP-1/CR (Planned Industrial Park/Condition of Record) to MX-M (Mixed-Use Medium Scale)

[9](#)

(Quasi-Judicial)

Related Files: COPN-22-0019

Presenter:

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

Attachments:

[Ordinance](#)
[Zone Change Exhibit A Legal Description](#)
[Zone Change Exhibit B Zone Depiction](#)
[Staff Report](#)
[Project Statement](#)
[Concept Plan](#)
[Public Comment](#)
[Public Comment-2_04.04.23](#)
[Public Response](#)
[Applicant Response_04.04.23](#)
[Vicinity Map](#)
[PlanCOS Vision Map](#)
[CPC Minutes_04.12.23_535 E Costilla St](#)
[7.5.603.B Findings - ZC](#)
[Staff Presentation](#)
[Applicant Presentation](#)

5. Mayor's Business

- 5.A. [23-228](#) Reappointment of Jim Mason to a five-year term on the Colorado Springs Urban Renewal Authority Board, expiring on April 1, 2028.
Est. Time: 10 minutes

Presenter:

John Suthers, Mayor

Attachments: [Council Memo--CSURA Group](#)

- 5.B. [23-251](#) Reappointment of Toby Gannett to a five-year term on the Colorado Springs Urban Renewal Authority Board, expiring on April 1, 2028.
Est. Time: 10 minutes

Presenter:
John Suthers, Mayor

Attachments: [Council Memo--CSURA Group](#)

- 5.C. [23-252](#) Appointment of Randy Helms to a five-year term on the Colorado Springs Urban Renewal Authority Board, expiring on April 1, 2028.
Est. Time: 10 minutes

Presenter:
John Suthers, Mayor

- 5.D. [23-253](#) Appointment of Cecilia Harry to a one-year term on the Colorado Springs Urban Renewal Authority Board, expiring on April 24, 2024.
Est. Time: 10 minutes

Presenter:
John Suthers, Mayor

Attachments: [Council Memo--CSURA Group](#)
[Harry Redacted](#)

6. Recognitions

- 6.A. [23-220](#) A Resolution recognizing May 2023 as Archaeology and Historic Preservation Month
Est. Time: 10 minutes

Presenter:
Nancy Henjum, Councilmember District 5
William Gray, Senior Planner, Planning & Community Development Department
Peter Wysocki, Director, Planning & Community Development Department

Attachments: [Archaeology and Historic Preservation Month](#)

- 6.B. [23-246](#) A Resolution recognizing May 2023 as Mental Health Awareness Month
Est. Time: 10 minutes

Presenter:
David Leinweber, Councilmember At Large

Attachments: [Mental Health Awareness Month](#)

- 6.C. [23-244](#) A Resolution honoring May 15, 2023 as Peace Officer Memorial Day
Est. Time: 10
minutes
Presenter:
Dave Donelson, Councilmember District 1
Adrian Vasquez, Chief of Police, City of Colorado Springs
Attachments: [Peace Officer Memorial Day Resolution](#)
- 6.D. [23-212](#) Resolution of appreciation for Mayor John Suthers two terms of
Est. Time: 10
minutes
dedicated service as Mayor of Colorado Springs.
Presenter:
Randy Helms, Council President, and Councilmember District 2
Jeff Greene, Chief of Staff, Office of the Mayor
Attachments: [050223 Mayor Suthers Resolution of Appreciation.docx](#)

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

8. Items Called Off Consent Calendar

9. Utilities Business

10. Unfinished Business

11. New Business

- 11.A. [23-250](#) Ratification of Councilmember Liaisons to City Council Appointed
Est. Time: 10
minutes
Boards, Commissions and
Committees and Councilmember Membership on Boards,
Commissions, and Committees
Presenter:
Randy Helms, Council President and Councilmember At Large
Attachments: [Summary of Boards, Commissions, and Committees Councilmember Assignme](#)
- 11.B. [23-255](#) Councilmember Appointments to Boards, Commissions, and
Est. Time: 5
minutes
Committees
Presenter:
Randy Helms, Council President and Councilmember District 2
Attachments: [050923 Boards Commissions and Committee Appointments](#)

12. Public Hearing

- 12.A. [MAPN-22-001](#)
[0](#)
Est. Time: 20
min
- A resolution of the City Council of the City of Colorado Springs, Colorado approving a major amendment to the Reagan Ranch Master Plan adding 21.86-acres as Single-family Residential and Commercial/Office and changing the land use designation for 16.09-acres to Multi-family, based upon the findings that the master plan request complies with the review criteria as set forth in City Code Section 7.5.408.

(Legislative)

Related Files: ZONE-22-0023, COPN-22-0027, PUDZ-22-0007, and PUDC-22-0006

Presenter:
Chris Sullivan, Senior Planner, Planning & Community Development
Department
Peter Wysocki, Director, Planning & Community Development
Department

Attachments: [Resolution](#)
[CPC Staff Report](#)
[Project Statement](#)
[ReaganRanch MPA](#)
[ZoneChange_ReaganRanchMX-M](#)
[ConceptPlan MX-M](#)
[ZoneChange_ReaganRanchPDZ](#)
[ConceptPlan PDZ](#)
[7.5.408 Master Plan](#)
[Staff Presentation](#)

- 12.B.** [ZONE-22-002](#) An ordinance amending the zoning map of the City of Colorado Springs related to 4.54-acres from OC/CR/AO/APZ-1/RPZ (Office Commercial with Conditions of Record, Airport Overlay, Accident Protection Zone-1, and Runway Protection Zone) to PBC/AO/APZ-1/RPZ (Planned Business Center (to be known as MX-M (Mixed-Use Medium Scale) with Airport Overlay, Accident Protection Zone-1 and Runway Protection Zone) based upon the findings that the change of zone request complies with the zone change criteria as set forth in Section 7.5.603

[3](#)

Est. Time: 10
min

(Quasi-Judicial)

Related Files: MAPN-22-0010, COPN-22-0027, PUDZ-22-0007, and PUDC-22-0006

Presenter:

Chris Sullivan, Senior Planner, Planning & Community Development
Department

Peter Wysocki, Director, Planning & Community Development
Department

Attachments:

[Ordinance](#)

[Exhibit A Legal ReaganRanchMX-M](#)

[Exhibit B ZoneChange ReaganRanchMX-M](#)

[7.5.603 Findings - ZC](#)

[Staff Presentation](#)

- 12.C.** [COPN-22-002](#) A major amendment to the previously approved Reagan Ranch Concept Plan adding 4.54-acres illustrating a mix of residential and non-residential uses

[7](#)

Est. Time: 10
min

(Quasi-Judicial)

Related Files: MAPN-22-0010, ZONE-22-0023, PUDZ-22-0007, and PUDC-22-0006

Presenter:

Chris Sullivan, Senior Planner, Planning & Community Development
Department

Peter Wysocki, Director, Planning & Community Development
Department

Attachments:

[ConceptPlan MX-M](#)

[7.5.501.E Concept Plans](#)

[Staff Presentation](#)

- 12.D. [PUDZ-22-0007](#) An ordinance amending the zoning map of the City of Colorado Springs related to 17.32-acres from OC/CR/AO/APZ-1/RPZ (Office Commercial with Conditions of Record, Airport Overlay, Accident Protection Zone-1, and Runway Protection Zone) to PUD/AO (Planned Unit Development with Airport Overlay (to be known as PDZ/AP-O (Planned Development Zone with Airport Overlay) Single-family Residential, 3.5-11.99 dwelling units per acre; Multi-family, 12-24.99 dwelling units per acre; 45-foot maximum building height), generally located south of Hwy 94 at Marksheffel Road

Est. Time: 10
min

(Quasi-Judicial)

Related Files: MAPN-22-0010, ZONE-22-0023, COPN-22-0027, and PUDC-22-0006

Presenter:

Chris Sullivan, Senior Planner, Planning & Community Development
Department

Peter Wysocki, Director, Planning & Community Development
Department

Attachments:

[Ordinance](#)

[Exhibit A Legal ReaganRanchPDZ](#)

[Exhibit B ZoneChange ReaganRanchPDZ](#)

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

[7.5.603.B Findings - ZC](#)

[Staff Presentation](#)

- 12.E.** [PUDC-22-0006](#) A major amendment to the Reagan Ranch PUD Concept Plan adding 17.32-acres illustrating parcel outlines and land uses based upon the findings that the concept plan meets the review criteria for PUD concept plans as set forth in City Code Section 7.3.605 and 7.5.501.E.
Est. Time: 10 min

(Quasi-Judicial)

Related Files: MAPN-22-0010, ZONE-22-0023, COPN-22-0027, and PUDZ-22-0007

Presenter:
Chris Sullivan, Senior Planner, Planning & Community Development Department
Peter Wysocki, Director, Planning & Community Development Department

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

13. Added Item Agenda

14. Executive Session

14.A. [23-263](#)
Est. Time: 45
minutes

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) and (e) and City Code § 1.5.506(B), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves consultation with the City Attorney and City staff for the purpose of receiving legal advice and determining positions relative to negotiation regarding a litigation settlement in excess of \$100,000.

The President of Council shall poll the City Councilmembers, and, upon consent of two-thirds of the members present, may conduct a Closed Executive Session. In the event any City Councilmember is participating electronically or telephonically in the Closed Executive Session, each City Councilmember participating in the Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the Closed Executive Session is present or able to hear the matters discussed as part of the Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Presenter:

Wynetta Massey, City Attorney

Attachments: [May 9 2023 Closed Session Litigation](#)

15. Adjourn