



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, July 25, 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)

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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

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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. [23-372](#)**

City Council Regular Meeting Minutes July 11, 2023

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [7-11-2023 City Council Meeting Minutes Final](#)

4B.B. [23-308](#)

A Resolution of the City Council of the City of Colorado Springs, Colorado approving the Amended and Restated Consolidated Service Plan for Hancock Metropolitan District Nos. 1 & 2, for a district located in the Vicinity of Hancock Expressway and Chelton Road in Southeastern Colorado Springs.

Presenter:
Mike Tassi, Assistant Director, Planning and Community Development Department
Peter Wysocki, Planning and Community Development Director

Attachments: [Resolution](#)
[Amended and Restated Consolidated Service Plan](#)
[Amended and Restated Consolidated Service Plan Redline Version](#)
[Staff Presentation](#)
[Service Plan Amendment Presentation](#)

4B.C. [23-312](#)

A Resolution Approving the Issuance of Debt by Copper Ridge Metropolitan District in the form of a General Obligation and Revenue Supported Improvement Loan, series 2023 (Tax-Exempt Bank Loan) in the principal amount of up to \$20,770,000.
(Legislative Item)

Presenter:
Mike Tassi, Assistant Director, Planning and Community Development
Peter Wysocki, Director of Planning and Community Development

Attachments: [Resolution](#)
[City Council Letter Debt Issuance](#)
[Staff Presentation](#)

4B.D. [23-309](#)

An Ordinance amending Ordinance No. 22-90 (2023 Budget Appropriation Ordinance) for a supplemental appropriation to the 2C2-Road Repair, Maintenance and Improvement Fund in the amount of \$16,000,000 for additional capital expenditures identified for 2023

Presenter:

Chris Fiandaca, City Budget Manager
Travis Easton, P.E., Deputy Chief of Staff
Corey Farkas, Manager, Operations and Maintenance Division of Public Works

Attachments:

[Ordinance for Supplemental Approp-2C2 Road Repair and Maint - Fund Balance - July 2023](#)

4B.E. [23-342](#)

An Ordinance amending Part 5 (License Fees) and Section 1008 (Payment By Cash Or Guaranteed Funds) of Part 10 (Offenses; Failure To File, Pay) Both of Article 7 (Sales And Use Tax) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as Amended, pertaining to License Fees

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[23-342 - SalesTax-LicenseFeesORD-2023-06-02v2](#)

4B.F. [23-343](#)

An Ordinance amending Part 9 (Administration) of Article 7 (Sales And Use Tax) of Chapter 2 (Business Licensing, Liquor Regulation And Taxation) of the Code of the City of Colorado Springs 2001, as Amended, pertaining to Sales And Use Tax Administration

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[23-343 - SalesUseTax-AdministrationORD-2023-05-22](#)

4B.G. [23-344](#)

An Ordinance amending Multiple Sections of Article 7 (Sales And Use Tax) and Article 12 (Economic Development Agreements) of Chapter 2 (Business Licensing, Liquor Regulation And Taxation) of the Code of the City of Colorado Springs 2001, as Amended, pertaining to Sales and Use Tax of Construction and Building Materials

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[23-344 - SalesTax-ConstructionCH2-ORD-2023-5-22 \(004\)](#)

- 4B.H.** [23-345](#) An Ordinance amending Sections 201 (Definitions) and 213 (Economic Development Agreements) of Part 2 (General Provisions) of Article 1 (Municipal Airport) of Chapter 14 (Municipal Enterprises) of the Code of the City of Colorado Springs 2001, as Amended, pertaining to Sales and Use Tax of Construction and Building Materials

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments: [23-345 - SalesTax-ConstructionCH14-ORD-2023-1-19](#)

- 4B.I.** [23-330](#) A Resolution by City Council in Favor of the City of Fountain's Request to Join the Pikes Peak Rural Transportation Authority (PPRTA)

Presenter:

Gayle Sturdivant, P.E., City Engineer/Interim Public Works Director

Travis Easton, P.E., Deputy Chief of Staff

Randy Helms, Councilor, PPRTA Board Chair

Attachments: [4_COS Resolution for Fountain Joining PPRTA](#)
[1_PPRTA Resolution for Fountain to Join PPRTA](#)
[2_Fountain Joining PPRTA Financial impact](#)
[3_Fountain Impact on PPRTA 3](#)
[5_Presentation on Fountain Joining PPRTA](#)

- 4B.J.** [23-331](#) A Resolution Authorizing the Mayor to Execute and Administer an Intergovernmental Agreement Between the Pikes Peak Rural Transportation Authority, El Paso County, The City of Colorado Springs, and Copper Ridge Metropolitan District Concerning Reimbursement for The Powers Boulevard Extension

Presenter:

Gayle Sturdivant, P.E., City Engineer/Interim Public Works Director

Travis Easton, P.E., Deputy Chief of Staff

Randy Helms, Councilor, PPRTA Board Chair

Attachments: [1_RES Powers Blvd Extension Reimbursement Agreement_6-15-23](#)
[Copper Ridge MD 2023 - Powers Blvd Extension Reimbursement Agreement](#)
[3_Powers Funding Agreement Presentation](#)

4B.K. [23-332](#)

A Resolution Authorizing the Acquisition of a 0.503-Acre Permanent Easement from Welltower Colorado Properties, LLC Using PPRTA Funds for the West Fillmore Culvert Replacement Project

Presenter:

Gayle Sturdivant, P.E., City Engineer/Interim Public Works Director
Darlene Kennedy, Real Estate Services Manager

Attachments:

- [1 Location Map](#)
- [2 Resolution for Welltower Easement](#)
- [3 Resolution for Welltower Easement Exhibits A&B](#)
- [4 Fillmore - Well Tower Presentation 20230710](#)

4B.L. [23-339](#)

A Resolution Approving an Agreement to Annex and to Provide Water and Wastewater Service Outside the City Limits to 5290 Turquoise Drive in Park Vista Estates Addition

Presenter:

Bryan English, PMP, Development Projects Manager, Customer Utilities Connections
Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments:

- [CSU-WaterWWParkVista-290TurquoiseRES-2023-06-30 \(002\)](#)
[City Council \(7-25-23\) - Agreement to Annex - 5290 Turquoise Dr 20230629](#)
[FINAL SIGNED - 5290 Turquoise Dr \(Theisen 2022\). - Park Vista Agreement To Annex 20230707](#)

4B.M. [23-366](#)

A Resolution finding a petition for annexation of the area known as Villages at Waterview North Addition No 1 Annexation consisting of 144.82 acres to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of September 12, 2023, for the Colorado Springs City Council to consider the annexation of the area.

(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning & Community Development
Peter Wysocki, Planning and Community Development Director

Attachments:

[Resolution](#)

[Petition for Annexation](#)

[Villages at Waterview North - Annexation Plat](#)

[Vicinity Map](#)

4.B.N [ZONE-23-0003](#)

First reading of an ordinance amending the zoning map of the City of Colorado Springs relating to 1.82 acres located at the southwest corner of the East San Miguel Street and North Circle Drive to retain the current zoning classification of MX-M/CR (Mixed-Use Medium Scale with Conditions of Record) and remove condition of record #2, for the purpose of setting a public hearing date for August 8, 2023, and providing notice of the ordinance.

(Quasi-Judicial)

Related Files: COPN-23-0002

Presenter:

Austin Cooper, Planner II, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments:

[Ordinance](#)

[Ordinance 12-92](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change](#)

[Staff Report](#)

[Project Statement](#)

[Public Comments](#)

[Response to Public Comments](#)

[Context Map](#)

[Community Meeting Neighborhood Sign-in Sheet](#)

[7.5.603 Findings - ZC](#)

4.B.O. [23-313](#)

Request to set August 22, 2023 as the Public Hearing date to hear any protests against or objections to dissolution of the Colorado Springs Briargate General Improvement District and to advertise, as required by law

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[Briargate GID \(old\) dissolution - staff pres to Council](#)

5. Recognitions

- 5.A. [23-385](#) A Resolution Honoring July 27, 2023 as National Korean War Veterans Armistice Day
Est. Time: 10 minutes

Presenter:
Randy Helms, Council President & Councilmember District 2

Attachments: [National Korean War Veterans Armistice Day](#)

- 5.B. [23-384](#) City Council Appointments to Boards, Commissions, and Committees
Est. Time: 10 minutes

Presenter:
Randy Helms, Council President & Councilmember District 2

Attachments: [072523 Boards Commissions and Committee Appointments](#)

6. Mayor's Business

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. [23-307](#)
Est. Time: 15
Minutes

A Resolution of the City Council of the City of Colorado Springs, Colorado providing written consent authorizing the Bradley Heights Metropolitan District No. 2 to utilize eminent to complete the intersection of Bradley Road with Marksheffel Road in Southeastern Colorado Springs.

Presenter:

Mike Tassi, Assistant Director, Planning and Community Development Department

Peter Wysocki, Planning and Community Development Director

Attachments:

[Resolution](#)

[Bradley Heights Amended & Restated Service Plan Pg 8](#)

[Parcel Description #2](#)

[Parcel Description #3](#)

[Marksheffel Road ROW Parcel](#)

[Context Map](#)

[Staff Presentation](#)

11.B. [23-347](#)
Est. Time: 15
Minutes

A Resolution declaring the intention of the City of Colorado Springs, Colorado, to hold a Special Municipal Election and to participate in a Coordinated Election to be held on Tuesday, November 7, 2023, and providing the effective date of this resolution.

Presenter:

Sarah B. Johnson, City Clerk

Attachments:

[Intent to Participate Resolution](#)

12. Public Hearing

T5 Annexation Estimated Time: 20 minutes

12.A. [ANEX-22-0012R](#)

A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as T5 Addition No. 1.
(Legislative)

Related Files: ANEX-22-0012, ZONE-22-0009, COPN-22-0026

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Planning Director, Planning and Community Development

Attachments:

[Resolution](#)

[Legal Description](#)

[Agreement](#)

[Planner Affidavit](#)

[Surveyor Affidavit](#)

12.B. [ANEX-22-0012](#)

An Ordinance annexing the area known as T5 Addition No. 1 Annexation located at the southern portion of 3819 Janitell Road consisting of 20,064 square feet.
(Legislative)

Related Files: ANEX-22-0012R, ZONE-22-0009,
COPN-22-0026

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Planning Director, Planning and Community Development

Attachments:

[Ordinance](#)

[CPC Staff Report](#)

[Project Statement](#)

[Legal Description](#)

[Annexation Plat](#)

[Zone Change](#)

[Concept Plan](#)

[Development Plan](#)

[Annexation Agreement - Draft](#)

[FIA Below Threshold.T5 Addition No. 1](#)

[Vicinity Map](#)

[Aerial](#)

[7.6.203-Annexation Conditions](#)

[CPC Meeting Minutes_01.11.23](#)

[Staff Presentation](#)

12.C. [ZONE-22-0009](#)

An Ordinance establishing BP (Business Park) zone district located at the southern portion of 3819 Janitell Road consisting of 20,064 square feet.
(Legislative)

Related Files: ANEX-22-0012, ANEX-22-0012R, COPN-22-0026

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Planning Director, Planning and Community Development

Attachments:

[Ordinance](#)

[Exhibit A - Legal Desc](#)

[Exhibit B - Zone Change](#)

[Vicinity Map](#)

[7.5.603.B Findings - ZC](#)

[Staff Presentation](#)

12.D. [COPN-22-0026](#)

Approval of the Vineyard Commerce Park Concept Plan Amendment illustrating the area to be used for stormwater related requirements, located at the southern portion of 3819 Janitell Road consisting of 20,064 square feet.
(Quasi-Judicial)

Related Files: ANEX-22-0012, ANEX-22-0012R, ZONE-22-0009

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Planning Director, Planning and Community Development

Attachments:

[Concept Plan](#)

[Vicinity Map](#)

[7.5.501.E Concept Plans](#)

[Staff Presentation](#)

Hope Chapel Annexation Estimated Time: 20 minutes

- 12.E. [ANEX-22-0010R](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Hope Chapel Addition No. 1.

(Legislative)

Related Files: ANEX-22-0010, ANEX-22-0011,
ANEX-22-0011R, ZONE-22-0008, COPN-22-0008

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community
Development

Peter Wysocki, Planning Director, Planning and Community
Development

Attachments:

[Resolution](#)

[Annexation Agreement](#)

[Assent Approved](#)

[Planner Affidavit](#)

[Surveyors Affidavit Notarized](#)

[Hope Chapel Additions 1 & 2 FIA Memo](#)

12.F. [ANEX-22-0010](#)

An Ordinance annexing the area known as Hope Chapel Addition No. 1 Annexation located at 2210 Old Ranch Road consisting of 4.6136 acres.

(Legislative)

Related Files: ANEX-22-0010R, ANEX-22-0011, ANEX-22-0011R, ZONE-22-0008, COPN-22-0008

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Planning Director, Planning and Community Development

Attachments:

[Ordinance](#)

[CPC Staff Report](#)

[ProjectStatement](#)

[Annexation Plat - Hope Chapel Addition No.1](#)

[Annexation Plat - Hope Chapel Addition No.2](#)

[Legal Description](#)

[Zone Change](#)

[Concept Plan](#)

[Annexation Agreement Draft](#)

[FIA Below Threshold](#)

[FIA Memo](#)

[ProjectStatement](#)

[NearEnclave_annexation_north2](#)

[AERIAL](#)

[Public Comments](#)

[Impact Report](#)

[Fasterling.Brian_comments](#)

[7.6.203-Annexation Conditions](#)

[CPC Meeting Minutes_01.11.23](#)

[Staff Presentation](#)

- 12.G.** [ANEX-22-0011R](#) A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Hope Chapel Addition No. 2.

(Legislative)

Related Files: ANEX-22-0010, ANEX-22-0010R,
ANEX-22-0011, ZONE-22-0008, COPN-22-0008

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

Attachments:

[Resolution](#)
[Annexation Agreement](#)
[Assent Approved](#)
[Planner Affidavit](#)
[Surveyors Affidavit Notarized](#)
[Hope Chapel Additions 1 & 2 FIA Memo](#)

- 12.H.** [ANEX-22-0011](#) An Ordinance annexing the area known as Hope Chapel Addition No. 2 Annexation located at 2210 Old Ranch Road consisting of 9.8807 acres.

(Legislative)

Related Files: ANEX-22-0010, ANEX-22-0010R,
ANEX-22-0011R, ZONE-22-0008, COPN-22-0008

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

Attachments:

[Ordinance](#)
[Annexation Plat - Hope Chapel Addition No.2](#)
[Legal Description](#)
[FIA Below Threshold.T5 Addition No. 1](#)
[Impact Report](#)
[7.6.203-Annexation Conditions](#)
[CPC Meeting Minutes 01.11.23](#)
[Staff Presentation](#)

- 12.I. [ZONE-22-0008](#) An Ordinance establishing R5/SS (Multi-family Residential with Streamside Overlay) zone district located at 2210 Old Ranch Road consisting of 11.1073 acres.

(Legislative)

Related Files: ANEX-22-0010, ANEX-22-0010R,
ANEX-22-0011, ANEX-22-0011R, COPN-22-0008

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community
Development

Peter Wysocki, Planning Director, Planning and Community
Development

Attachments:

[Ordinance](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change](#)

[7.5.603.B Findings - ZC](#)

[Staff Presentation](#)

- 12.J. [COPN-22-0008](#) Approval of the Hope Chapel Additions 1&2 Concept Plan illustrating multi-family and religious institution uses, located at 2210 old Ranch Road consisting of 11.1073 acres.
(Quasi-Judicial)

Related Files: ANEX-22-0010, ANEX-22-0010R,
ANEX-22-0011, ANEX-22-0011R, ZONE-22-0008

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community
Development

Peter Wysocki, Planning Director, Planning and Community
Development

Attachments:

[Concept Plan](#)

[7.5.501.E Concept Plans](#)

[Staff Presentation](#)

Kettle Creek North Appeal Estimated Time: 3 hours

12.K. [AR PUD 20-00538](#)

An appeal of the City Planning Commission approval for the Kettle Creek development plan consisting of 61.71 acres located north of the intersection Thunder Mountain Road and Old Ranch Road.

(Quasi-Judicial)

Related Cases: AR FP 20-00539

Presenter:
Katelynn Wintz, Planning Supervisor, Planning Department
Peter Wysocki, Director, Planning Department

Attachments:

[North Fork Neighborhood Appeal](#)
[Sarah Knowley & Noah Haney Appeal](#)
[Development Plan Revised 05.17.23](#)
[Staff Report](#)
[Staff Report 03.08.23](#)
[Staff Report 05.20.21](#)
[Project Statement](#)
[Postponement Request 03.07.23](#)
[Development Plan 02.15.23](#)
[Appeal Statement 06.01.21](#)
[Appeal Statement 04.12.21](#)
[Approved Development Plan](#)
[Approved Final Plat](#)
[Briargate Master Plan](#)
[Public Comments 03.07.23-04.17.23](#)
[Public Comments 02.25.23-03.07.23](#)
[Petition Signatures](#)
[Public Comments 05.18.21](#)
[Public Comments 05.07.21](#)
[Surrounding Area & Context Map](#)
[City Council Minutes 07.13.21](#)
[City Council Minutes 06.09.20](#)
[City Planning Commission Minutes 04.30.20](#)
[CDOT Decision on Powers Boulevard Access](#)
[Kettle Creek North & North Fork Potential Evacuation Routes](#)
[Kettle Creek North & North Fork Potential Evacuation Routes 03.08.23](#)
[Traffic Report Update](#)
[Traffic & Evacuation Evaluation 06.08.23](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)
[CPC Meeting Minutes 06.14.23](#)
[Staff Presentation 07.25.23](#)

Creekwalk Apartments Estimated Time: 1 hour

12.L. [PUDZ-22-0008](#)

Ordinance No. 23-32 amending the zoning map of the City of Colorado Springs relating to 4.56 acres of land located between E. St. Elmo Ave. and E. Ramona Ave. just west of S. Nevada Ave. from MX-M (Mixed Use Medium Scale) and R5 (Multi-Family Residential) zone districts, both with the SS (Streamside Overlay) zoning designation, to PDZ/SS (Planned Development Zone District with the Streamside Overlay Zone) for multi-family residential land use, with a maximum building height of 85 feet, and a maximum density of 87.72 DUs/acre.

(Quasi-Judicial)

Related Files: COPN-22-0025, PUDD-22-0038

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department

Peter Wysocki, Planning Director, Planning and Community Development Department

Attachments:

[Ordinance](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change](#)

[Staff Report](#)

[Project Statement](#)

[Public Comments](#)

[Public Comment Responses](#)

[Creekwalk Residential Stakeholder Input UPDATED POST-CPC](#)

[Vicinity Map](#)

[PlanCOS Vision Map](#)

[PlanCOS Areas of Change Map](#)

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

[7.5.603 Findings - ZC](#)

[CPC Meeting Minutes 06.14.23](#)

[Staff Presentation](#)

12.M. [PUDD-22-0038](#)

A PUD Development Plan to allow construction of the Creekwalk Apartment project for a 7-story, 400-unit apartment building, located between E. St. Elmo Ave. and E. Ramona Ave. just west of S. Nevada Ave.

(Quasi-Judicial)

Related Files: PDZ-22-0008, COPN-22-0025

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department

Peter Wysocki, Planning Director, Planning and Community Development Department

Attachments:

[Staff Report](#)

[Project Statement](#)

[PUD Development Plan](#)

[Public Comment](#)

[Public Comment Responses](#)

[Stakeholder Input](#)

[Vicinity Map](#)

[PlanCOS Vision Map](#)

[PlanCOS Areas of Change Map](#)

[7.5.502.E Development Plan Review](#)

[7.3.606 PUD Development Plan](#)

[Staff Presentation](#)

12.N. [COPN-22-0025](#)

A Concept Plan Amendment for 14.40 acres of land between E. Ramona Ave. and E. Cheyenne Rd. within the Creekwalk Redevelopment Concept Plan to support the proposed Creekwalk Apartment project.

(Quasi-Judicial)

Related Files: PDZ-22-0008, PUDD-22-0038

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department

Peter Wysocki, Planning Director, Planning and Community Development Department

Attachments:

[Staff Report](#)

[Concept Plan](#)

[Public Comment](#)

[Public Comment Responses](#)

[Creekwalk Residential Stakeholder Input UPDATED POST-CPC](#)

[Vicinity Map](#)

[PlanCOS Vision Map](#)

[PlanCOS Areas of Change Map](#)

[Staff Presentation](#)

Launchpad Apartments Appeal Estimated Time: 1 hour

12.O. [CPC 2063](#)

An appeal of the Planning Commission's decision to affirm the administrative decision for the approval of a multi-family residential development plan, known as Launchpad Apartments, located at 864 North 19th Street, and deny the appeal filed against Launchpad Apartments.

(Quasi-Judicial)

Related Files: DEPN-23-0001

Presenter:

William Gray, Senior Planner, Planning & Community
Development

Peter Wysocki, Director, Planning & Community Development

Attachments:

[Request for Postponement 07.25.23](#)
[Request for Postponement 06.14.23](#)
[Staff Report](#)
[Project Statement](#)
[Appeal to City Council](#)
[Appeal Memo to Planning](#)
[Appeal Statement](#)
[Development Plan](#)
[Public Comments](#)
[Public Comment Response](#)
[Support Letter](#)
[Neighborhood Meeting Notes](#)
[PlanCOS Vision Map](#)
[Vicinity Map](#)
[Context Map](#)
[The Westside Plan 1979](#)
[Westside Generalized Land Use Map](#)
[Traffic Impact Study](#)
[Geotech Report](#)
[Appellant Document: 1999 Landslides Engineering Report SQUIRE](#)
[Appellant Document: Deficiencies Geologic Hazard Study](#)
[Appellant Document: Hofstead Landslide 1999](#)
[Appellant Document: Transcript Neighborhood Meeting 09.26.22](#)
[Appellant Document: Uphill Neighbor Letter 06.06.23](#)
[Appellant Document: Uphill Neighbor Letter 07.11.23](#)
[Appellant Request for Postponement 06.09.23](#)
[Appellant Document: Inaccuracy Report](#)
[Appellant Document: Staff Makes Appellant Case](#)
[Appellant Document: Case Outline](#)
[7.5.502.E Development Plan Review](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)
[CPC Meeting Minutes_06.14.23](#)
[Staff Presentation](#)
[Opposition to Postponement.pdf](#)
[Postion Statement in Opposition to Appeal.pdf](#)
[Exhibit 1 - Applicant's Appeal PPT Presentation 6.14.2023.pdf](#)
[Exhibit 2 - Community Leader and Neighbor Support Letters.pdf](#)
[Exhibit 3 - Public Comment Compilation.pdf](#)

13. Added Item Agenda

14. Executive Session

15. Adjourn