



City of Colorado Springs

Regular Meeting Agenda - Final City Council

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

City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event.

Tuesday, June 11, 2024

9:00 AM

Council Chambers

How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council
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: 321 739 043#

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

3.A. [ZONE-24-0004](#)**Est. Time:** 5
minutes

Postponement of an ordinance to amend the zoning map of the City of Colorado Springs relating to 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), to the June 25, 2024 City Council meeting
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning + Neighborhood Services
Peter Wysocki, Director, Planning + Neighborhood Services

Attachments:

[Arrowswest Rezoning Ordinance](#)
[Arrowswest Rezoning Exhibit A](#)
[Arrowswest Rezoning Exhibit B](#)
[CPC Minutes 4.16.24 Final](#)
[City Planning Commission Staff Report](#)
[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 \(REZONING\)](#)

- 3.B. [DEPN-24-0039](#) Postponement of the Arrowswest Apartments 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, to the June 25, 2024 City Council meeting (Quasi-Judicial)

Est. Time: 5 minutes

Presenter:

William Gray, Senior Planner, Planning + Neighborhood Services
Peter Wysocki, Director, Planning + Neighborhood Services

Attachments: [7.5.515 DEVELOPMENT PLAN](#)

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. [24-283](#) City Council Regular Meeting Minutes May 28, 2024

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [5-28-2024 City Council Meeting Minutes Final](#)

5. Recognitions

- 5.A. [24-224](#) A Resolution recognizing June 20, July 6 and July 9-13 As Western Wear Days
Est. Time: 10 minutes

Presenter:

Randy Helms, Council President and Councilmember District 2

Attachments: [Western Wear Days](#)

- 5.B. [24-290](#) A Joint Proclamation recognizing June 19, 2024 as Juneteenth

Presenter:

Randy Helms, Council President and Councilmember District 2
Mayor Yemi Mobolade

Attachments: [Proclamation Juneteenth 2024](#)

- 5.C. [24-273](#)
Est. Time: 10
minutes

City Council Appointments to Boards, Commissions, and
Committees

Presenter:

Randy Helms, Council President and Councilmember District 2

Attachments: [06112024 Boards Commissions and Committee Appointments](#)

6. New Business

Emergency Medical Services Enterprise

- 6.A. [24-221](#)
Est. Time: 2 hours

An Ordinance creating a new Article 10 (Ground Ambulance
Service Enterprise) of Chapter 14 (Municipal Enterprises) of
the Code of the City of Colorado Springs 2001, as amended,
pertaining to the creation of a municipal ground ambulance
service enterprise

Presenter:

Randy Royal, CSFD Fire Chief

Jayme McConnellogue, CSFD Deputy Chief

Ryan Trujillo, Deputy Chief of Staff

Attachments: [EMS_Enterprise_Ord_ORD-2024-03-29-Clean.docx](#)
[CSFD EMS Enterprise City Council Meeting 6.11.24](#)

7. Mayor's Business

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

9. Items Called Off Consent Calendar

10. Utilities Business

- 10.A.** [24-214](#)
Est. Time: 30
minutes

A Resolution reaffirming the Arkansas Basin Preservation Principles and in support of Regional Efforts to Ensure that Arkansas River basin water is not permanently transferred out of the basin

Presenter:

Travas Deal, Acting Chief Executive Officer, Colorado Springs Utilities

Kim Gortz, Water Resource Manager, Colorado Springs Utilities

Attachments:

[1 - CC Resolution in Support of the Arkansas River Water Preservation Principles](#)

[2 - Resolution Supporting Arkansas Preservation Principles CC](#)

- 10.B.** [24-282](#)
Est. Time: 10
minutes

Pursuant to City Code § 1.4.105 (Candidates for Election), Colorado Springs Utilities Employee Request for City Council Consent to Run for Colorado House of Representatives District 46 and, If Elected, Request to Waive the Requirement to Terminate Employment

Presenter:

Tracy Lessig, City Attorney's Office

11. Unfinished Business

12. Public Hearing

12.A. [ZONE-23-0028](#)

Est. Time: 5
minutes

An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 8.09 acres located at the northwest corner of Austin Bluffs Parkway and Goldenrod Drive from MX-N/SS-O; R-4/MX-N; and R-1 6 (Mixed-Use Neighborhood Scale with Streamside Overlay; Multi-Family Low and Mixed-Use Neighborhood Scale; and Single-Family - Medium) to PF/SS-O (Public Facilities with Streamside Overlay)

(Quasi-Judicial 1st Reading only to set the public hearing date for June 25, 2024)

Presenter:

Tamara Baxter, Planning Supervisor, Planning + Neighborhood Services Department

Peter Wysocki, Planning Director, Planning + Neighborhood Services Department

Attachments:

[Ordinance - Central Bluffs Zoning Map Amendment](#)

[Exhibit A - Central Bluffs](#)

[Exhibit B - Central Bluffs](#)

[Staff Report Central Bluffs 5.8.24](#)

[Attachment 1 Project Statement Zone Change](#)

[Attachment 2 Zone Change Exhibit](#)

[Attachment 3 Public Comment](#)

[Attachment 4 Public Comment Response](#)

[Attachment 5 Project Statement Land Use Statement](#)

[Attachment 6 Central Bluffs Substation FAQs](#)

[Additional Public Comments Central Bluffs 5.6.24](#)

[7.5.514 LAND USE PLAN](#)

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

12.B. [ZONE-23-0032](#)

Est. Time: 5
minutes

An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 26.209 acres located at 101 South Union Boulevard from R-5 P (Multi-Family High and Planned Provision Overlay) and R-5 (Multi-Family High) to MX-L (Mixed-Use Large Scale) zone district.

(Quasi-Judicial - 1st Reading only to set the public hearing for June 25, 2024)

Presenter:

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

Attachments:

[ORD ZC Printers Hill](#)

[Staff Report - UPH](#)

[Attachment 1 - Exhibit A - Legal Description](#)

[Attachment 2 - Exhibit B - Zoning Map](#)

[Attachment 3 - Zone Change Project Statement](#)

[Attachment 4 - Land Use Plan](#)

[Attachment 5 - Land Use Plan - Project Statement](#)

[Attachment 6 - DVSA - Site Plan](#)

[Attachment 7 - DVSA - Project Statement](#)

[Attachment 8 - Accepted Traffic Impact Study](#)

[Attachment 9 - Geological Hazards Waiver Letter](#)

[Attachment 10 - Neighbor Comment](#)

[Attachment 11 - Zoning Aerial with Legend](#)

[Attachment 12 - Mineral Estate Owner Notification Certification Affidavit](#)

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

12.C. [ZONE-24-0002](#)**Est. Time:** 5
minutes

An ordinance amending the zoning map of the City of Colorado Springs relating to 7.04 acres located southwest of State Highway 94 and North Marksheffel Road from BP / APZ-2 / AP-O (Business Park / Accident Protection Zone 2 with Airport Overlay) to MX-M / APZ-2 / AP-O (Mixed-Use Medium Scale / Accident Protection Zone 2 with Airport Overlay).

(Quasi-Judicial - 1st reading only to set the public hearing date for June 25, 2024)

Presenter:

Chris Sullivan, Senior Planner, Planning + Neighborhood Services
Peter Wysocki, Planning Director, Planning + Neighborhood Services

Attachments:

[ORD Reagan Ranch Industrial](#)

[Staff Report Reagan Ranch Industrial_CS](#)

[Attachment 1 Project Statement - Zone Change_CS](#)

[Attachment 2 MX-M Rezone Exhibit A & B_CS](#)

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

12.D. [ANEX-23-0019R](#)**Est. Time:** 5
minutes

A resolution finding a petition for annexation of the area known as Dublin Park Addition No. 1 Annexation consisting of 2.058 acres to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of July 23, 2024, for the Colorado Springs City Council.

(Legislative)

Presenter:

Chris Sullivan, Senior Planner, Planning & Community Development
Peter Wysocki, Planning and Community Development Director

Attachments:

[Resolution Setting Hearing Date_05102024](#)

[Annexation Petition_Dublin Park Addition](#)

[Annexation Plat_Dublin Park Addition No 1](#)

[Attachment 1- Vicinity Map_Dublin Park Addition No 1](#)

[EXHIBIT 12A Planner Affidavit_05212024 \(Signed\)](#)

[EXHIBIT 12C Surveyor Affidavit_05162024 \(Signed\)](#)

[PUBLIC NOTICE_Dublin Park Addition No. 1_04302024](#)

[City Clerk Memo to Advertise_04302024](#)

12.E. [ZONE-24-0003](#)**Est. Time:** 5
minutes

An ordinance to amend the Zoning Map of the City of Colorado Springs pertaining to 4.825 acres located southeast of S Union Blvd and Airport Road from MX-M/R-5/HR-O (Mixed-Use Medium Scale, Multi-family High with Highrise Overlay) to PDZ (Planned Development Zone: Residential, Commercial, Civic / Institutional; Maximum Density of 53.89 Dwelling Units per Acre; and Maximum Building Height of 62 feet) District.

(Quasi-Judicial - 1st Reading only to set the public hearing for June 25, 2024)

Presenter:

Chris Sullivan, Senior Planner, Planning and Community
Development Department

Peter Wysocki, Planning Director, Planning and Community
Development Department

Attachments:

[ORD Dream Centers Commons](#)

[Staff Report Dream Centers Commons_CS](#)

[Attachment 1 - Project Summary_CS](#)

[Attachment 2 - Rezoning Exhibit_CS](#)

[Attachment 3 - Land Use Plan_CS](#)

[Attachment 4 - Traffic Impact Study Mar2024_CS](#)

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

[7.2.7 PLANNED DEVELOPMENT ZONE DISTRICT](#)

12.F. [ZONE-23-0033](#)

Est. Time: 5
minutes

An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 1.609 acres located at 324 Beckers Lane from PK/HS/WUI (Public Park with Hillside Overlay and Wildland Urban Interface Overlay) to MX-I/HS/WUI (Mixed-Use Institutional with Hillside Overlay and Wildland Urban Interface Overlay). (Quasi-Judicial - 1st Reading only to set the public hearing date for June 25, 2024)

Presenter:

Allison Stocker AICP, Planner II, Planning + Neighborhood Services Department

Peter Wysocki, Planning Director, Planning + Neighborhood Services Department

Attachments:

[GOG Trading Post Draft Ordinance](#)

[GOG Trading Post Staff Report Revised 20240514](#)

[Staff Report Garden of the Gods Trading Post ADS](#)

[Attachment 1 - Exhibit A - Revised Legal Descriptions](#)

[Attachment 2 - Exhibit B - Rezone Map 0604](#)

[Attachment 3 - Zone Change Project Statement](#)

[Attachment 4 - Land Use Statement](#)

[Attachment 5 - Parks Letter of Support](#)

[Attachment 6 - Public Comments](#)

[Attachment 7 - Public Comments 2](#)

[Attachment 8 - Land Swap Agreement](#)

[Additional Public Comment 3](#)

[Additional Public Comment 4](#)

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

12.G. [SUBD-23-0098](#)**Est. Time:** 5
minutes

An ordinance vacating portions of public right-of-way known as White Leaf Circle within the Weiss - Blatt Subdivision consisting of 0.456 acres located southwest of the Broadmoor Avenue and 6th Street intersection.

(Legislative - 1st Reading only to set the public hearing date for June 25, 2024)

Presenter:

Johnny Malpica, Planning + Neighborhood Services.

Peter Wysocki, Director, Planning + Neighborhood Services

Attachments:

[White Leaf Circle ROW Vacation ORDINANCE DRAFT JM 05-20-2024](#)

[White Leaf Circle ROW Vacation Exhibit A - Legal Description - JM](#)

[White Leaf Circle ROW Vacation Exhibit B - Vacation Plat - JM](#)

[White Leaf Circle ROW Vacation Staff Presentation_CC JM](#)

13. Added Item Agenda**14. Executive Session****15. Adjourn**