



City of Colorado Springs

Regular Meeting Agenda - Final City Council

Plaza of the Rockies
South Tower, 5th Floor
Blue River Board Room
121 S Tejon St
Colorado Springs, CO
80901

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Tuesday, September 14, 2021

10:00 AM

Blue River Board Room

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1. Call to Order and Roll Call

2. Invocation and Pledge of Allegiance

3. Changes to Agenda/Postponements

3.A. [CPC AP 20-00146](#)

Postpone an appeal of the Planning Commission's decision to uphold the Notice and Order to Abate for violation of a carport in the 25-foot front yard setback to the January 11, 2022 City Council meeting.

Quasi-Judicial

Presenter:

Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development

Peter Wysocki, Director of Planning and Community Development

- 3.B. [CPC AP 20-00147](#) Acknowledgment of a withdrawal of an appeal of the Planning Commission's decision to uphold a Notice and Order to Abate for violation of a carport in the 25-foot front yard setback located at 4975 North Nolte Drive

Quasi-Judicial

Presenter:

Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development

Peter Wysocki, Director of Planning and Community Development

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:

- 4A.A. [CPC ZC 21-00026](#) Ordinance No. 21-69 amending the zoning map of the City of Colorado Springs pertaining to 1.61 acres located west of Kelly Johnson Boulevard and Goddard Street from PIP-1 (Planned Industrial Park 1) to PBC (Planned Business Center).

(Quasi-Judicial)

Presenter:

Andrew Bowen, Senior Planner, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community Development

Attachments: [ORD ZC TownPlaceSuites](#)

[Exhibit A Legal Description](#)

[Exhibit B Rezone Depiction](#)

**4A.B. [CPC ZC
21-00041](#)**

Ordinance No. 21-70 amending the zoning map of the City of Colorado Springs relating to 9.09 acres located southeast of the Centennial Boulevard and West Van Buren intersection from PUD/SS (Planned Unit Development: Attached and Detached residential, 4-20 dwelling units per acre with a maximum of 411-units, religious institution, 35-foot maximum height with Streamside Overlay) to PBC/cr (Planned Business Center with conditions of record)

(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

Attachments: [ORD_ZC_MVSCentennialEast](#)

[Exhibit A Legal Description](#)

[Exhibit B Zone Change](#)

**4A.C. [CPC PUZ
19-00153](#)**

Ordinance No. 21-71 amending the zoning map of the City of Colorado Springs pertaining to 67.42 acres, located north and northwest of the New Life Drive and Interquest Parkway intersection, from A (Agriculture) and PUD (Planned Unit Development: Single-family Residential, 35-foot maximum building height, 4.45 du/ac) to PUD/CR (Planned Unit Development with Conditions of Record: Mixed-Use with 125-foot maximum building height).

(Quasi-judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

Attachments: [ORD_ZC_DowntownFlyingHorse](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change Depicted](#)

4B. First Presentation:**4B.A. [21-512](#)**

City Council Regular Meeting Minutes August 24, 2021

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [8-24-2021 City Council Meeting Minutes Final](#)

4B.B. [21-531](#) Appointments to Boards, Commissions, and Committees

Presenter:

Michael Montgomery, Deputy City Council Administrator

Attachments: [091421 Boards Commissions and Committee Appointments](#)

4B.C. [21-535](#) The City Clerk reports that on August 24, 2021 there was filed with her a petition for the annexation of Extol Park Vista Addition No 1 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Extol Park Vista Addition No. 1 Annexation Petition](#)
[Extol Addition No. 1 - Vicinity Map](#)
[Extol Park Vista Addition No. 1 Annex Plat 8-24-2021](#)

4B.D. [21-536](#) The City Clerk reports that on August 24, 2021 there was filed with her a petition for the annexation of Extol Park Vista Addition No 2 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Extol Park Vista No. 2 Annex - Petition](#)
[Extol Park Vista Addition No. 2 Annex Plat 8-24-2021](#)
[Extol Addition No. 2 - Vicinity Map](#)

4B.E. [21-456](#)

A Resolution Approving an Intergovernmental Agreement Between the Board of Water Works of Pueblo, Colorado, the City Of Aurora, Colorado, Acting by and Through its Utility Enterprise, the Southeastern Water Activity Enterprise, the City of Fountain, Colorado, the City of Colorado Springs, on Behalf of its Enterprise Colorado Springs Utilities, and Pueblo West Metropolitan District Regarding the Acquisition of Real Property in Eastern Pueblo County for the Purpose of Constructing a Reservoir ("Purchase Iga")

Presenter:

Earl Wilkinson, Chief Water Compliance Innovation Officer, Colorado Springs Utilities

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments:

[Resolution ROY IGA-Fossel Acquisition](#)

[Fossel Property Purchase IGA final](#)

[Exhibit 1 - Fossel Property Legal Description](#)

[Exhibit 2 - Amended Exhibit C to Lease Option Contract](#)

4B.F. [21-481](#)

A resolution adopting final form of the Agreement and Joint Plan for the Exclusion of Certain Property from the Black Forest Fire Rescue Protection District

Presenter:

Frederick Stein, Public Safety Attorney

Attachments:

[City Resolution-FINAL](#)

[BFFPD Exclusions West of BFR-PetitionExA-2021](#)

[AgreementJoint Plan for Exclusion-BlackForest-2021 \(1\).docx](#)

**4B.G. [CPC PUZ
21-00017](#)**

An ordinance amending the zoning map of the City of Colorado Springs relating to 3.68 acres located northwest of Adventure Way and Quail Brush Creek Drive from A (Agricultural) to PUD/AO (Planned Unit Development: Single-family Residential, 10.1 DU/AC, 36-foot maximum building height with Airport Overlay).

(Quasi-Judicial)

Related File: CPC PUD 21-00018

Presenter:

Katie Carleo, Planning Supervisor, Planning & Community Development
Peter Wysocki, Planning Director, Planning & Community Development

Attachments:

[ORD_ZC_AscentAtQuailBrush](#)

[Exhibit A Legal Description](#)

[Exhibit B Rezone Depiction](#)

[Staff Presentation Ascent at QB](#)

[CPC Staff Report Ascent at Quail Brush Development](#)

[PROJECT STATEMENT](#)

[PUBLIC COMMENT](#)

[PUBLIC COMMENT RESPONSE](#)

[DEVELOPMENT PLAN](#)

[PLAN COS VIBRANT NEIGHBORHOODS](#)

[7.5.603.B Findings - ZC](#)

**4B.H. [CPC PUD
21-00018](#)**

A Planned Unit Development for the Ascent at Quail Brush creating a 37-lot, single-family residential development consisting of 3.68 acres located northwest of Adventure Way and Quail Brush Creek Drive.

(Quasi-judicial)

Related File: CPC PUZ 21-00017

Presenter:

Katie Carleo, Planning Supervisor, Planning & Community Development
Peter Wysocki, Planning Director, Planning & Community Development

Attachments:

[DEVELOPMENT PLAN](#)

[7.5.502.E Development Plan Review](#)

[7.3.606 PUD Development Plan](#)

4B.I. [CPC ZC
20-00172](#)

An ordinance amending the Zoning Map of the City of Colorado Springs relating to 19.4 acres located at 3910 Palmer Park Boulevard and 1605 North Academy Boulevard from PBC/SS (Planned Business Center with Streamside Overlay) to M1/cr/SS (Light Industrial with Conditions of Record and Streamside Overlay).

(Quasi-Judicial)

Related File: PD DP 64-62-A39MJ20

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

Attachments: [ORD_ZC_RusticHillsRedevelopment](#)

[Exhibit A - Zone Change](#)

[CC_RusticHills_DJS](#)

[Vicinity Map](#)

[CPC Report_RusticHills](#)

[Development Plan Amendment](#)

[Project Statement](#)

[PlanCOS Vision Map](#)

[PublicComments](#)

[CGS Letter](#)

[Context Map](#)

4B.J. [PD DP
64-62-A39MJ
20](#)

A major amendment to a Development Plan for the Rustic Hills Redevelopment project changing the use of the site to a mix of commercial and industrial uses with site changes located at 3910 Palmer Park Boulevard and 1605 North Academy Boulevard.

(Quasi-Judicial)

Related Files: CPC ZC 20-00172

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

Attachments: [Development Plan Amendment_8.5x11](#)

4B.K. [CPC PUZ
21-00019](#)

An ordinance amending the zoning map of the City of Colorado Springs relating to 7.32 acres located at the northwest corner of Powers Boulevard and Hancock Expressway from PBC/AO (Planned Business Center with Airport Overlay) to PUD/AO (Planned Unit Development: Single-family Residential, 9.9 dwelling units per acre, maximum building height of 35-feet with Airport Overlay).

(Quasi-Judicial)

Related File: CPC PUD 21-00020

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments:

[ORD_ZCskyviewvillage](#)

[Exhibit A](#)

[Exhibit B - Zone Change Exhibit](#)

[Skyview Village - staff presentation - TKB](#)

[Sky View Village-Applicant](#)

[Skyview Village Development Plan](#)

[Project Statement - Sky view Village](#)

[Public Comment - Skyview Village](#)

[Airport Advisory Commission Comments](#)

[7.5.603.B Findings - ZC](#)

4B.L. [CPC PUD
21-00020](#)

A Planned Unit Development for Skyview Village creating a 73-lot, single-family residential development consisting of 7.32 acres with lots ranging in size from 2,224 to over 3,000 square feet located at the northwest corner of Powers Boulevard and Hancock Expressway.

(Quasi-Judicial)

Related File: CPC PUZ 21-00019

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments:

[Skyview Village Development Plan](#)

[7.3.606 PUD Development Plan](#)

4B.M. [21-452](#)

A Resolution Approving a Service Plan for the Vistas at West Mesa Metropolitan District for a new residential development located west of Interstate 25 and Fillmore Road

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

Attachments:

[Resolution](#)

[Exhibit- Vistas at West Mesa MD Service Plan 7-28-21](#)

[Staff PowerPoint](#)

[1- Applicant PowerPoint Vistas at West Mesa MD - 7.26.21](#)

[2- Transmittal Letter](#)

[3- Vistas at West Mesa MD Service Plan redline 7-28-21](#)

[4- VWMMD Infrastructure expenses EOPC 2021-07-13 vf](#)

[5- VWMMD O&M @ buildout budget](#)

[6- Vistas at West Mesa Sample Bond Issue 07.19.21](#)

4B.N. [21-344](#)

A resolution of the City of Colorado Springs approving a Service Plan for the Catalyst Campus Metropolitan District Nos. 1 & 2 east of Downtown Colorado Springs

(Legislative)

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

Attachments:

[RES Catalyst Campus](#)

[Exhibit- Service Plan - Catalyst Campus MD Nos. 1 & 2](#)

[1- Catalyst Staff PowerPoint](#)

[2- Applicant Catalyst District Presentation 7-26-21](#)

[3- 2021 07 20 - Transmittal Letter - Catalyst Campus Districts](#)

[4- Redline Comparison Service Plan - Catalyst Campus MD Nos. 1 & 2](#)

[5- Cost Estimates 7-20-21](#)

- 4B.O. [21-345](#)** An ordinance organizing the Catalyst Campus Business Improvement District and appointing an initial board of directors.

(Legislative)

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

Attachments:

[Ordinance](#)

[Exhibit A- Catalyst BID Petition signed](#)

[Exhibit B- Catalyst Campus BID - Certificate of Mailing of Notice of Public Hearing](#)

[Exhibit C- 2021-2022 Catalyst Campus BID Operating Plan and Budget](#)

[Exhibit D- Special District Policy Jan 06](#)

[1- 2021 07 20 - Cover Letter - Catalyst Campus Districts](#)

[2- Redline Comparison Operating Plan - Catalyst Campus BID](#)

5. Recognitions

- 5.A. [21-533](#)** A Resolution recognizing September 16, 2021 as American Legion Day

Presenter:

Tom Strand, Council President, Councilmember At-Large

Attachments:

[American Legion Day](#)

- 5.B. [21-532](#)** A Resolution recognizing September 17, 2021 as Constitution Day and Citizenship Day

Presenter:

Wayne Williams, Councilmember At-Large

Attachments:

[Constitution Day and Citizenship Day](#)

- 5.C. [21-448](#)** A Resolution celebrating September 15 to October 15 as Hispanic Heritage Month

Presenter:

Yolanda Avila, Councilmember District 4

Attachments:

[Hispanic Heritage Month 2021](#)

- 5.D. [21-461](#) A Resolution recognizing September 25 through October 3 as Creek Week 2021

Presenter:

Richard Skorman, Councilmember District 3

Alli Schuch, Watershed Outreach Coordinator, Fountain Creek

Watershed Control and Greenway District

Attachments: [Creek Week](#)

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

7. Mayor's Business

8. Items Called Off Consent Calendar

9. Utilities Business

10. Unfinished Business

10.A. [CPC ZC
21-00029](#)

Ordinance No. 21-72 amending the zoning map of the City of Colorado Springs relating to 12.78 acres located at 6550 and 6650 Mark Dabling Boulevard from PIP-2/cr/SS/HS (Planned Industrial Park with conditions of record and Streamside and Hillside Overlays) to R-5/SS/HS (Multi-family Residential with Streamside and Hillside Overlays).

(Quasi-Judicial)

Related Files: CPC CP 21-00030

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

Attachments:

[ORD_ZC_MarkDablingCottages](#)

[Exhibit A - Zone Change](#)

[CPC_MarkDablingCottages_DJS](#)

[Vicinity Map](#)

[CPC Report_MarkDablingCottages](#)

[Concept Plan_8.5X11](#)

[Project Statement](#)

[PlacCOS Vision Map](#)

[Public Comments](#)

[CPC_AdditionalPublicComments_MarkDablingCottages](#)

[CGS Letter](#)

[BNSF Comments](#)

[Noise Analysis Memo](#)

[Context Map](#)

[7.5.603.B Findings - ZC](#)

11. New Business

- 11.A. [21-482](#) A Resolution Authorizing the Use of Eminent Domain to Acquire a Permanent Easement on Real Property Owned by the Garden Valley Water and Sanitation District needed for the Circle Drive Bridge Replacement Project

Presenter:

Ryan Phipps, P.E. Sr. Engineer, City Engineering Division of the Public Works Department

Attachments: [Resolution Circle Br Garden Valley 07232021](#)
[Exhibit 1- Garden Valley Legal Description](#)
[Circle Bridges Presentation - City Council 08302021](#)

- 11.B. [21-085](#) An Ordinance creating an extension of a moratorium on the enforcement of certain zoning code violations related to carports in front yard setbacks until December 7, 2021

(Legislative)

Presenter:

Mitch Hammes, Neighborhood Services Manager

Peter Wysocki, Director of Planning and Community Development

Attachments: [CarportMoratoriumExtORD-9-7-2021](#)
[Signed Ordinance 21-54](#)

12. Public Hearing

13. Added Item Agenda

14. Executive Session

15. Adjourn