



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, August 24, 2021

10:00 AM

Blue River Board Room

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1. Call to Order and Roll Call

Present: 9 - Councilmember Yolanda Avila, Councilmember Dave Donelson, Councilmember Randy Helms, Councilmember Nancy Henjum, Councilmember Bill Murray, Councilmember Mike O'Malley, President Pro Tem Richard Skorman, President Tom Strand, and Councilmember Wayne Williams

President Pro Tem Skorman, Councilmember Murray, and Councilmember Williams attended the meeting virtually.

2. Invocation and Pledge of Allegiance

The Invocation was made by Chaplain Tez Brooks from the Colorado Springs Police Department.

President Strand led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

- 3.A.** [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](#)

Motion by Councilmember Donelson, seconded by Councilmember Helms, that this 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) based upon the findings request for zone change complies with the criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603 be postponed to the September 14, 2021 City Council meeting. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 3.B.** [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](#)

Motion by Councilmember Donelson, seconded by Councilmember Helms, that the Planned Unit Development Plan for the Ascent at Quail Brush, 37-lot, single-family residential development consisting of 3.68 acres located northwest of Adventure Way and Quail Brush Creek Drive, based upon the findings the proposal meets the review criteria for development plans as set forth in City Code Section 7.5.502(E) and criteria for PUD development plans set forth in City Code Section 7.3.606 be postponed to the September 14, 2021 City Council meeting. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

3.C. [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](#)

Motion by Councilmember Donelson, seconded by Councilmember Helms, that this 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) be postponed to the September 14, 2021 City Council meeting. The motion passed

by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 3.D.** [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](#)

Motion by Councilmember Donelson, seconded by Councilmember Helms, that the major amendment to a Development Plan for the Rustic Hills Redevelopment project be postponed to the September 14, 2021 City Council meeting. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 3.E.** [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](#)

Motion by Councilmember Donelson, seconded by Councilmember Helms, that the 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) based upon the findings the request complies with the criteria for granting a zone change as set forth in City Code Section 7.5.603(B), as well as the criteria for a PUD zone district as set for in City Code Section 7.3.603 be postponed to the September 14, 2021 City Council meeting. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 3.F.** [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](#)

Motion by Councilmember Donelson, seconded by Councilmember Helms, that the Planned Unit Development for Skyview Village, 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 based upon the findings the proposal meets the review criteria for development plans as set forth in City Code Section 7.5.502(E) and criteria for PUD development plans set forth in City Code Section 7.3.606 be postponed to the September 14, 2021 City Council meeting. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

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. [21-348](#)** Ordinance No. 21-64 amending Ordinance 07-15 to redescribe the boundaries of the Colorado Springs Downtown Development Authority so as to include additional property.

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

Attachments: [ORD_DDA Inclusion](#)

[Exhibit A- DDA Boundary Petition - 345 Rio Grande. 7.1.21](#)

[Exhibit B- Legal Description](#)

[Exhibit C- 07.13.21 CSDDA resolution](#)

This Ordinance was finally passed on the Consent Calendar

- 4A.B. [21-151](#)** Ordinance No. 21-65 Amending Article 5 (Police and Fire Alarm Systems) of Chapter 8 (Public Safety) of the Code of the City of Colorado Springs 2001, as amended.

Presenter:

Vince Niski, Chief of Police

Tish Olszewski, Commander Falcon Patrol Division

Attachments: [Alarm Ordinance Presentation City Council 06-29-21](#)

[CSPD-Alarm Ordinance-FINALDRAFT \(City Council\) 06-24-2021](#)

This Ordinance was finally passed on the Consent Calendar

- 4A.C. [21-360](#)** Ordinance No. 21-66 repealing Part 4 (Alarm Licenses and Registration) of Article 3 (Sales of Goods and Services) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as amended, pertaining to police and fire alarm systems

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Clerk-Alarm License Repeal Ordinance](#)

This Ordinance was finally passed on the Consent Calendar

4A.D. [CPC V
21-00060](#)

Ordinance No. 21-67 vacating a portion of a public right-of-way described as the southern-most ten feet of West Vermijo Avenue between Sahwatch Street and South Cascade Avenue as platted within Addition No. 1 to the Town of Colorado Springs consisting of 0.092 of an acre.
(LEGISLATIVE)

Presenter:

Ryan Tefertiller, Planning Manager, Planning and Community Development Department
Peter Wysocki, Planning Director, Planning and Community Development Department

Attachments: [ORD VROW ONEHighRise](#)

[Exhibit A - ONE High Rise_Vacation Legal Description](#)

[Exhibit B - ONE High Rise Vermijo Depiction](#)

This Ordinance was finally passed on the Consent Calendar

4A.E. [21-319](#)

Ordinance No. 21-68 ordering that the question of organization of the Colorado Springs Briargate General Improvement District 2021 and approving a mill levy be submitted to the electors of the proposed district at the coordinated election conducted by mail ballot to be held on Tuesday, November 2, 2021; providing for the form of the ballot title and text; providing for certain matters with respect to the election; and providing the effective date of this ordinance

Presenter:

Council Member Randy Helms, District 2
Eric Becker, Special Improvement Maintenance District Administrator

Attachments: [BriargateGID ORD-2021-07-29 \(002\)](#)

[2020042B-DESCRIPTION PG 2 Final](#)

[2020042B-DESCRIPTION PG 1 Final](#)

[2020042B-PLAN Final](#)

This Ordinance was finally passed on the Consent Calendar

4B. First Presentation:

4B.A. [21-485](#)

City Council Regular Meeting Minutes August 10, 2021

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [8-10-2021 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

4B.B. [21-487](#) Appointments to Boards, Commissions, and Committees

Presenter:

Michael Montgomery, Deputy City Council Administrator

Attachments: [082421 Boards Commissions and Committee Appointments](#)

This Item was approved on the Consent Calendar.

4B.C. [21-453](#) A Resolution Amending Metropolitan District Model Service Plans to Address Authority to Limit Concealed Carry Weapons

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

Attachments: [RES ModelServicePlanAmendment Conceal Carry](#)

[Exhibit A - SingleDistrictModelServicePlan](#)

[Exhibit B - MultiDistrictModelServicePlan](#)

[PowerPoint](#)

[SB 21-256](#)

This Resolution was adopted on the Consent Calendar.

4B.D. [21-454](#) A Resolution Amending Annual Model Business Improvement District Operating Plan and Budget

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

Attachments: [RES BID ModelOperatingPlanandBudget](#)

[Exhibit A- Amended BID Operating Plan and Budget- Concealed Carry](#)

[Redline BID Model Operating Plan Template- Concealed Carry](#)

This Resolution was adopted on the Consent Calendar.

4B.E. [21-473](#) A resolution finding a petition for annexation of the area known as the Date Joint Venture Addition No. 1 Annexation consisting of .331 acres to

be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of September 28, 2021 for the Colorado Springs City Council to consider the annexation of the area.

(Legislative)

Presenter:

Katie Carleo, Planning Supervisor, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

Attachments: [RES HearingDate DateJointVentureAdditionNo.1 Annex](#)
[EXHIBIT A Date Joint Venture Annex Petition](#)
[Clerk Memo to Advertise Date Joint Venture](#)
[Clerk Notice to Advertise PUBLIC NOTICE](#)
[Vicinity Map Date Joint Venture](#)
[CRS 31-12-107 Petitions For Annexation & annex elections](#)
[CRS 31-12-108](#)
[Signed Resolution 113-21](#)

This Resolution was adopted on the Consent Calendar.

4B.F. [21-423](#)

Resolution to Carryforward the City's 2021 Private Activity Bond Allocation for Qualified Residential Rental Projects

Presenter:

Steve Posey, HUD Program Manager, Community Development Division

Peter Wysocki, Director, Planning & Community Development

Attachments: [2021 Colorado Springs Carryforward Resolution](#)
[PAB Carryforward 2021 CC Presentation](#)
[Signed Resolution 114-21](#)

This Resolution was adopted on the Consent Calendar.

**4B.G. [CPC ZC](#)
[21-00026](#)**

An ordinance 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](#)
[Staff Presentation TownplaceSuites](#)
[CPC Report Townplace Suites](#)
[PROJECT STATEMENT](#)
[PUBLIC COMMENT - RESPONSE LETTER](#)
[ZONE CHANGE](#)
[DEVELOPMENT PLAN](#)
[7.5.603.B Findings - ZC](#)

This Ordinance was approved on first reading on the Consent Calendar

- 4B.H.** [CPC DP 21-00027](#) A Development Plan for the TownPlace Suites Hotel on 1.61 acres located west of Kelly Johnson and Goddard Street.

(Quasi-Judicial)

Related Files: CPC ZC 21-00026, CPC NV 21-00028

Presenter:

Andrew Bowen, Senior Planner, Planning & Community Development
Peter Wysocki, Planning Director, Planning & Community Development

Attachments: [DEVELOPMENT PLAN](#)
[7.5.502.E Development Plan Review](#)

This Item was approved on the Consent Calendar.

- 4B.I.** [CPC NV 21-00028](#) A Nonuse Variance from City Code Section 7.3.204 to increase the building height to 55 feet-9 inches from the required 50 feet for the TownPlace Suites hotel located west of Kelly Johnson and Goddard Street consisting.

(Quasi-Judicial)

Related Files: CPC ZC 21-00026, CPC DP 21-00027

Presenter:

Andrew Bowen, Senior Planner, Planning & Community Development
Peter Wysocki, Planning Director, Planning & Community Development

Attachments: [7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview NonuseVariance](#)
[7.3.204 Development Standards](#)

This Item was approved on the Consent Calendar.

- 4B.J.** [CPC MPA
00-00103-A3
MJ21](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving a major amendment to the Mesa Springs Community Plan located southeast and southwest of the Centennial Boulevard and West Van Buren Street Intersection.

(Legislative)

Related Files: CPC ZC 21-00041, CPC PUP 09-00128-A2MJ21, CPC CP 21-00043

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

Attachments: [RES_MesaSpringsCommunityPlanAmendment](#)

[Exhibit A - MesaSpringsCommunityPlan](#)

[MVS Centennial East Presentation Staff](#)

[MVS Centennial East Applicant](#)

[CPC Staff Report MVS Centennial East](#)

[Mesa Springs Community Plan](#)

[Zone Change](#)

[MVS Centennial PUD](#)

[MVS Centennial East Concept Plan](#)

[Project Statement](#)

[Restrictive Notice Area](#)

[Surrounding Uses](#)

[Vision Map](#)

[Areas of Change](#)

[Vibrant Neighborhoods Framework](#)

[AERIAL](#)

[CPC_NeighborComments_MVSCentennialE](#)

[7.5.408 Master Plan](#)

[Signed Resolution 115-21](#)

This Resolution was adopted on the Consent Calendar.

- 4B.K.** [CPC ZC
21-00041](#) An ordinance 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](#)

[zoning](#)

[Restrictive Notice Area](#)

[7.5.603.B Findings - ZC](#)

This Ordinance was approved on first reading on the Consent Calendar

**4B.L. [CPC PUP
09-00128-A2
MJ21](#)**

An amendment of an existing planned unit development concept plan to remove single-family residential use from the eastern side of Centennial Boulevard located southeast of the Centennial Boulevard and West Van Buren Street Intersection.

(Quasi-Judicial)

Related Files: CPC MPA 00-00103-A3MJ21, CPC ZC 21-00041, CPC CP 21-00043

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

Attachments: [MVS Centennial PUD](#)

[7.3.605 PUD Concept Plan](#)

[7.5.501.E Concept Plans](#)

This Item was approved on the Consent Calendar.

**4B.M. [CPC CP
21-00043](#)**

A concept plan for MVS Centennial East for 4.2 acres as religious institution and commercial, and 4.9 acres as commercial and office, located southeast of the Centennial Boulevard and West Van Buren Street Intersection.

(Quasi-Judicial)

Related Files: CPC MPA 00-00103-A3MJ21, CPC ZC 21-00041, CPC PUP 09-00128-A2MJ21

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

Attachments: [MVS Centennial East Concept Plan](#)
[7.5.501.E Concept Plans](#)

This Item was approved on the Consent Calendar.

- 4B.N.** [21-475](#) A Resolution Authorizing a Below-Market Lease of Real Property to Michael Toneff and Crystal Toneff

Presenter:

Jessica Davis, Land Resource Manager, Colorado Springs Utilities

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [Resolution Approving Below Market Lease-Toneff](#)
[Signed Resolution 116-21](#)

This Resolution was adopted on the Consent Calendar.

- 4B.Q.** [CPC MP](#)
[06-00219-A1](#)
[0MJ21](#) A resolution of the City Council of the City of Colorado Springs approving a Major Amendment to the Flying Horse Master Plan illustrating changes to Parcels 13 and 17 to medium and high-density residential and regional commercial consisting of 67.41 acres located north and northwest of the New Life Drive and Interquest Parkway intersection.

(Legislative)

Related Files: CPC PUZ 19-00153, CPC PUP 19-00154

Presenter:

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

Peter Wysocki, Planning & Community Development Director

Attachments: [RES_FlyingHorseMPA](#)
[Exhibit A - FlyingHorseMPA](#)
[Downtown Flying Horse - Staff Presentation](#)
[Downtown Flying Horse - Applicant](#)
[Additional Public Comments](#)
[Staff Report - Downtown Flying Horse](#)
[Flying Horse Master Plan Amendment 8.5x11](#)
[Downtown Flying Horse Concept Plan 8.5x11](#)
[Project Statement](#)
[Surrounding Zoning & Context Map](#)
[Public Comments](#)
[Fiscal Impact Analysis](#)
[CPC_Additional Public Comments](#)
[7.5.408 Master Plan](#)
[Signed Resolution 117-21](#)

This Resolution was adopted on the Consent Calendar.

- 4B.R.** [CPC PUZ 19-00153](#) An ordinance 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](#)
[Surrounding Zoning & Context Map](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

This Ordinance was approved on first reading on the Consent Calendar

- 4B.S.** [CPC PUP 19-00154](#) A Planned Unit Development Concept Plan for 67.42 acres of mixed medium to high density residential, commercial, hospitality, and office

land uses located north and northwest of the New Life Drive and Interquest Parkway intersection.

(Quasi-judicial)

Related Files: CPC MP 06-00219-A10MJ21, CPC PUZ 19-00153

Presenter:

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

Peter Wysocki, Planning & Community Development Director

Attachments: [Downtown Flying Horse Concept Plan 8.5x11](#)

[7.5.501.E Concept Plans](#)

[7.3.605 PUD Concept Plan](#)

This Item was approved on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Avila, seconded by Councilmember Donelson, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

5. Recognitions

5.A. [21-449](#) A Resolution honoring September 11, 2021 as a Day of Remembrance

Presenter:

Randy Helms, Councilmember District 2

Attachments: [A Day of Remembrance](#)

[Signed Resolution 118-21](#)

Councilmember Helms provided a brief account of the events which occurred at the Pentagon on September 11, 2021 and read a Resolution in honor and support for a day of remembrance and community commemoration of September 11, 2001.

Councilmember Avila stated it was a time of mourning, but also a time of resilience and strength.

Councilmember Donelson expressed gratitude for the members of the armed service, first responders, and their families for their sacrifices.

Motion by Councilmember Henjum, seconded by Councilmember Avila, that the Resolution honoring September 11, 2021 as a Day of Remembrance be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 5.B.** [21-486](#) A Resolution welcoming the General Federation of Women's Clubs Western States Region Conference to City of Colorado Springs on September 9th to 12th, 2021

Presenter:

Nancy Henjum, Councilmember District 5

Attachments: [GFWC Western States Regional Conference - Final 8-16-21](#)
[Signed Resolution 119-21](#)

Councilmember Henjum stated the General Federation of Women's Clubs was born out of discrimination against women and out of it came a legacy of service and volunteerism and read the Resolution welcoming the General Federation of Women's Clubs Western States Region Conference to City on September 9th to 12th, 2021.

Diane Bell and Maryann Williams, General Federation of Women's Clubs, gave a brief history of the General Federation of Women's Clubs and accomplishments.

Motion by Councilmember Avila, seconded by Councilmember Helms, that the Resolution welcoming the General Federation of Women's Clubs Western States Region Conference to City of Colorado Springs on September 9th to 12th, 2021 be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

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

Citizen Kevin Stoke spoke against the proposal which would require a neighbor's approval regarding construction of a carport.

Citizen Jaymen Johnson expressed gratitude for several Councilmember's comments at the August 23, 2021 Work Session and stated affordable housing should not be limited to certain areas of town.

Citizen Sally Stockwell spoke against inhumane puppy mills.

7. Mayor's Business

There was no Mayor's Business.

8. Items Called Off Consent Calendar**4B.O. [CPC ZC 21-00029](#)**

An ordinance 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](#)

Councilmember Henjum stated she requested this project to be removed from the Consent Calendar in order to learn more about it.

Daniel Sexton, Planning Supervisor, Planning and Community Development, presented the Ordinance amending the zoning map of the City 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) and the Concept Plan

for the Mark Dabling Cottages multi-family residential development on 12.78 acres, located at 6550 and 6650 Mark Dabling Boulevard. He gave a brief overview of the applications, context map, site details, public notification/involvement, proposed zone change, and City zoning map. He provided the development standard comparison, concept plan, land suitability analysis, project specific comments, conformance with PlanCOS, and staff recommendations.

Councilmember Avila asked if the \$1,700 per month for rent is for a one-bedroom or two-bedroom units. Mr. Sexton because these are market rate apartments, they are looking toward the lower segment of the market.

Councilmember Henjum asked how far out the curb and gutter will be built and if it will connect to the Santa Fe/Monument Valley Trail. Mr. Sexton stated per City Code, the City is only allowed to obligate from a nexus perspective the segments of roadways adjacent to the development, but it does bring it almost directly adjacent to the Mark Dabling Bridge.

Councilmember Henjum asked if there is potential development proposed for additional conversion of industrial to residential in the area. Mr. Sexton stated the parcel directly to the north of the property is a possibility, but the currently developed parking facility is tied to the former mall which was located there.

Councilmember Henjum asked what public concerns were expressed regarding the railroad. Mr. Sexton stated noise and vibrations.

Councilmember Murray asked what was on the property prior. Mr. Sexton stated it has been vacant for over twenty years.

Councilmember Murray asked what the objection from School District 20 (SD20) was. Mr. Sexton stated it was due to their long-range planning cycle identified this site as commercial/industrial and they agreed to payment in lieu of land dedication. Councilmember Murray stated he will be opposing this item because he sides with SD20's objection.

Councilmember Donelson stated the nearby train passage is extraordinarily loud and asked what is being done to address this issue. Mr. Sexton stated the impacts will need to be mitigated to address the vibration and sound. Mr. Donelson stated he will be voting no in

consideration of the noise, health, and safety of the residents. Mr. Sexton stated there is not a noise decibel level standard in City Code and the applicant will be address this in the site design and development plan.

Councilmember O'Malley stated the noise of the trains will be detrimental to the health of the residents due to sleep deprivation and read the Department of Transportation Federal Railroads Administration standards regarding establishing railroad quiet zones.

Marc Smith, Deputy City Attorney stated the City does not have the authority over railroads and has not requested quiet zones for this area. Mr. Sexton stated the nearest railroad at-grade crossing the federal standards apply to is located downtown.

Brian Booker, Booker Studio, representing the applicant, stated SD20 expressed gratitude for children coming to the area, they are currently reviewing noise mitigation studies, and will mitigate the noise issues with construction and design.

Citizens Bill Wysong, David Druke, and John McClain, spoke in opposition of the project.

Mr. Booker stated this is a good use for the property and is an extension of the residential property to the west.

Mr. Sexton stated this development is outside the flood plain, the applicant will be addressing the noise issue of the trains, and there are already other residential developments in the City within nearer proximity to railroads.

Peter Wysocki, Director, Planning and Community Development, stated residential development in close proximity to transit and shopping is a good thing and there are no standards regarding setback from railways so it is not a review criteria for this project.

Councilmember Helms stated he believes this project is in a good location and asked what the distance is between the railway and the nearest cottage. Mr. Sexton stated there is a stand-off distance of a minimum of twenty-five feet, but it does not account for other site design elements such as landscaping or the noise mitigation buffer.

Councilmember Williams stated this multi-family project is located in an ideal spot and because they are rental units, if residents do not want to stay there, they are not required to.

Councilmember Avila stated this is a great infill project.

Councilmember Henjum stated City Council needs to develop a standard regarding noise.

Councilmember Donelson stated the prudent thing to do is for this property to remain zoned commercial.

President Pro Tem Skorman stated he believes this project will experience future difficulties because of the coal dust from the trains and this is not a healthy area for residents.

Councilmember Helms stated he believes this project is in a good location and this helps the City's housing situation.

Motion by Councilmember Williams, seconded by Councilmember Helms, that the Ordinance 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) based upon the findings the request for a zone change complies with the criteria for granting a zone change as set forth in City Code Section 7.5.603.B be approved on first reading. The motion passed by a vote of 5-4-0-0

Aye: 5 - Avila, Helms, Henjum, Strand, and Williams

No: 4 - Donelson, Murray, O'Malley, and Skorman

4B.P. [CPC CP
21-00030](#)

A Concept Plan for the Mark Dabling Cottages multi-family residential development on 12.78 acres, located at 6550 and 6650 Mark Dabling Boulevard

(Quasi-Judicial)

Related File: CPC ZC 21-00029

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

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

Please see comments in Agenda item 4.B.

Motion by Councilmember Williams, seconded by Councilmember Helms, that the Concept Plan for the Mark Dabling Cottages multi-family residential development on 12.78 acres, located at 6550 and 6650 Mark Dabling Boulevard, based upon the findings that the concept plan meets the review criteria for a concept plan as set forth in City Code Section 7.5.501(E) be approved. The motion passed by a vote of 5-4-0-0

Aye: 5 - Avila, Helms, Henjum, Strand, and Williams

No: 4 - Donelson, Murray, O'Malley, and Skorman

9. Utilities Business

There was no Utilities Business.

10. Unfinished Business

There was no Unfinished Business.

11. New Business

- 11.A.** [21-289](#) A Resolution Approving an Intergovernmental Agreement between the El Paso County Clerk and Recorder and the City of Colorado Springs regarding the conduct and administration of the November 2, 2021 Coordinated Election

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [RES IGA 11-2-21 Coordinated Election](#)
[Final IGA Agreement - City of Colorado Springs](#)
[Signed Intent to Participate Resolution](#)
[Signed Resolution 120-21](#)

Sarah B. Johnson, City Clerk, presented the Intergovernmental Agreement (IGA) with the El Paso County Clerk and Recorder for the November 2, 2021 Coordinated Election. Ms. Johnson stated if an item is approved to be referred to the election ballot, this IGA would need to be filed with the El Paso County Clerk and Recorder by August 24, 2021 and the estimated cost for participation is approximately \$245,000.

Motion by Councilmember Avila, seconded by Councilmember O'Malley, that this Resolution Approving an Intergovernmental Agreement between the El Paso County Clerk and Recorder and the City of Colorado Springs regarding the conduct and administration of the November 2, 2021 Coordinated Election be

adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

11.B. [21-451](#)

A resolution submitting to the registered qualified electors of the City of Colorado Springs, Colorado, at the coordinated election conducted by mail ballot to be held on Tuesday, November 2, 2021, the question of retaining and spending up to \$20,000,000 on City-wide and regional wildfire mitigation and prevention, this amount being the estimated 2021 fiscal year revenue above the 2021 fiscal year revenue and spending limitations, and resetting the revenue and spending limitations for later years based thereon, as voter approved revenue changes; providing for the form of the ballot title and text; providing for certain matters with respect to the election; and providing the effective date of this resolution

Presenter:

Mayor John Suthers

Fire Chief Randy Royal, Colorado Springs Fire Department

Marc Smith, Deputy City Attorney

Charae McDaniel, Chief Financial Officer

Attachments: [2021_WLFire_Retention_RES-08-18-21-clean](#)
[Signed Resolution 121-21](#)

Mayor Suthers presented the Resolution submitting to the registered qualified electors of the City of Colorado Springs, Colorado, at the coordinated election conducted by mail ballot to be held on Tuesday, November 2, 2021, the question of retaining and spending \$20M on City-wide and regional wildfire mitigation and prevention received in 2021, and resetting the revenue and spending limitations for later years as voter approved revenue changes; providing for the form of the ballot title; providing for certain matters with respect to the election; and providing the effective date of this Resolution. He said it is not a matter of if there will be another wildfire within the City, but when. He gave an overview of Colorado Springs' history of wildland fires and recent legislation which would allow for the formation of taxing districts in wildland urban interfaces (WUI) to provide funding for mitigation work response to fires, however he would rather create a regional wildfire mitigation prevention fund by retaining \$20M over the Taxpayers Bill of Rights (TABOR) cap which can be invested by the City for wildfire mitigation prevention and mitigation efforts.

Fire Chief Randy Royal, Colorado Springs Fire Department (CSFD), stated they are very supportive of this for the safety of citizens and this will allow mitigation efforts to be increased by two to three times of what they

are doing today.

President Strand asked what is included in fire prevention and mitigation efforts. Chief Royal stated mitigation needs to be done approximately every five years and they are working with 140 neighborhood groups/homeowner's associations regarding education and evacuation planning.

President Pro Tem Skorman stated he appreciates this funding can be used in other parts of the City and not only the WUI, but does not believe the "any future interest received thereon, of which no more than five-percent of the balance of the fund will be spent annually" language should be included in the ballot title because in order to change it, it would have to go back to the voters. Mayor Suthers stated it is important to have it in the ballot title to inform the voters that this is long-standing fund to deal with mitigation and prevention efforts.

Councilmember Henjum asked why evacuation planning is not in the ballot language. Mayor Suthers stated they cannot enumerate all the things included in mitigation and prevention and they do not want an exclusive list for the fund.

Councilmember Henjum asked what the benefit is to the community as a whole rather than just the residents within the WUI. Mayor Suthers stated wildfire dangers exist throughout the entire City and is not limited to the Front Range. Chief Royal stated it is a community problem because it also impacts people who work in those areas. President Pro Tem Skorman stated a major fire impacts the economy of the entire region as well as the air pollution.

President Strand asked if the WUI is located west of I-25. Chief Royal stated that is a focused area and they have identified 35,000 homes in the WUI.

Councilmember Henjum stated a constituent asked why this is not part of the general fund. Mayor Suthers stated it is because they would have to take it away from somewhere else and it would impact Police and Fire resources.

Motion by Councilmember Donelson, seconded by Councilmember O'Malley, that the Resolution submitting to the registered qualified electors of the City of Colorado Springs, Colorado, at the coordinated election conducted by mail ballot

to be held on Tuesday, November 2, 2021, the question of retaining and spending up to \$20,000,000 on City-wide and regional wildfire mitigation and prevention, this amount being the estimated 2021 fiscal year revenue above the 2021 fiscal year revenue and spending limitations, and resetting the revenue and spending limitations for later years based thereon, as voter approved revenue changes; providing for the form of the ballot title and text; providing for certain matters with respect to the election; and providing the effective date of this resolution be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

12. Public Hearing

12.A. [CPC PUZ 20-00176](#)

Ordinance No. 21-48 amending the zoning map of the City of Colorado Springs relating to 125.34 acres located west of the North 30th Street and Garden of the Gods Road from PIP1/A/PUD/HS (Planned Industrial Park, Agriculture and Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development: Residential and Commercial Uses, 15-16.99 dwelling units per acre, 420 maximum dwelling units, maximum building height 45-feet; and a maximum commercial building square footage of 950,000) with Hillside Overlay.

(Quasi-Judicial)

Related Files: CPC MP 06-00065-A1MJ20, CPC PUP 20-00177

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments: [ORD_Zonechnq_2424GOTG](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change Depiction](#)

[Third Party Traffic Impact Study Memorandum 2021-08-18](#)

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

[7.5.603.B Findings - ZC](#)

[7.5.604 Modification of Regulations](#)

Katelynn Wintz, Senior Planner, Planning and Community Development, provided an overview of the major amendment to the Mountain Shadows Master Plan, a proposed zone change, and Planned Unit Development (PUD) Concept Plan relating to 125.34 acres located west of the North 30th Street and Garden of the Gods Road (2424 Garden of the Gods Road).

Travis Easton, Public Works Director, Public Works, provided an overview of the City Council request current 2021 actual traffic analysis.

Councilmember Avila requested a side-by-side comparison of the Level of Service (LOS) of the current traffic analysis and the 2040 traffic analysis. Mr. Easton provided that information.

Councilmember Donelson asked if the traffic analysis was conducted after Red Leg Brewery was up and running. Mr. Easton confirmed it was.

Councilmember Donelson asked if there were any other high traffic producing businesses or events in the area. Curtis Rowe, Kimley Horn, stated they collected week-long data to determine when the peaks would occur, and peak morning traffic occurred between 11:00 AM to 12:00 PM which would be the same when school is in session.

Councilmember Donelson stated the reduction of traffic due to COVID was considered. Mr. Rowe confirmed they were.

Councilmember Murray asked if the analysis included assumptions that people will be working from home. Mr. Rowe stated no reductions were applied, only increases.

President Strand asked if there were any significant differences found between the 2020 traffic study and the 2021 traffic study. Mr. Rowe stated there were not and believes the traffic study was conservative by estimating a higher volume than what it actually is.

Steve Mulliken, Attorney, representing the applicant, stated this rezoning would result in the reduction of future traffic from the currently approved zone, the traffic analysis commissioned by the City confirmed the SM Rocha study and its conclusions were valid, and the existing surrounding street network will adequately accommodate project traffic volumes.

Citizens Bill Wysong stated the traffic study did not include any community involvement for setting the scope of work, there was no mention of the evacuation study, and requested the hearing be reopened for discussion on all items that relate to this quasi-judicial matter.

Jeff Greene, Chief of Staff, stated there was a very specific request of Staff

for a traffic analysis which they have fulfilled, but all the other items have been discussed in previous hearings. Mr. Wysong stated he believes the way the information is presented today will have the ability to open some eyes and the evacuation study was not completed as requested in the previous motion. President Strand stated there was a presentation regarding evacuation planning at the August 23, 2021 Work Session, evacuation planning is not part of the zoning criteria, and the item to be discussed today will be the traffic study.

Citizens Howard Donaldson, R.C. Smith, Melissa Hart, Kurt Roarbaugh, Jeff Norton, Eddie Hurt, John McClain, Bill Wysong, David Druke, Dorian Lee, Marybeth Netherton, Debbie Anderson, Walter Lawson, Carrie Wait, Caitlyn Henderson, Genevieve Gustafson, and Julia Owens spoke in opposition of the proposed project.

Fire Chief Randy Royal, Colorado Springs Fire Department (CSFD), stated he is confident in the City's ability to do large evacuations within the community, they will be meeting with a software company, Zonehaven, in order to model time-of-event fires, break up the zones into smaller areas, provide training, and community drill participation, they also have new resources through collaboration with the County and State, access to satellite technology to spot fires, and a multi-mission aircraft (MMA).

Police Chief Vince Niski, Colorado Springs Police Department (CSPD), stated he is also confident in the City's ability to respond to these types of incidents and since those incidents, they have trained and collaborated with other departments within the City.

Jim Reid, Director, Office of Emergency Management (OEM), stated he is very confident with the City's ability to handle anything that comes its way and by combining the resources of the City and El Paso County's OEM departments has increased the safety of the City as a whole.

President Pro Tem Skorman asked if there is a threshold to the number of residents being allowed to reside in the Wildland Urban Interface (WUI). Chief Royal stated he does not know if there should be a density standard, but after the Waldo Canyon Fire, they instituted the hillside Ordinance for hardened home building and mitigation efforts is a community endeavor.

Marc Smith, Deputy City Attorney, stated when applications are submitted

to the City, they are reviewed based on the standards which are currently in place at the time the applications are filed.

Councilmember Murray stated an important aspect is capacity and resources and CSPD is over one hundred Officers short, the CSFD is eighty-three Officers short, and both are short stations. Chief Niski stated they are short-staffed, but when they have a critical incident of this nature, they collapse their Detective Bureau and bring in all resources to assist and they are not requesting a new station until their staffing requires it. Mr. Greene stated the City also has mutual aid agreements with El Paso County and other Police and Fire Districts in the area for support.

Harmon Zuckerman, Attorney, representing the Mountain Shadows Community Association, identified the broad-range of concerns held by the community which include the hillside area overlay standards, park level of service, traffic study, and evacuation/safety issues and stated the motion at the June 22, 2021 City Council meeting was to postpone the second reading of this item to obtain the traffic study/public safety analysis. He stated there is no City Code requirement which binds City Council to the same vote as the first reading vote.

Andrea Barlow, Principal, NES Inc., representing Vision Properties, the applicant, stated the Colorado Parks and Wildlife (CPW) issued a statement that this project would not impact the Big Horn Sheep habitat, the proposed development is on existing parking lots, the hillside area is being proposed to go to the Parks, Recreation, and Cultural Services Department with Trails, Open Space, and Parks (TOPS) funding, the Master Plan for this area has already been approved which allows the uses being proposed, the impact of the visual analysis findings were based on the conceptual plan, the project will not encroach on the property of Garden of the Gods Park, and the economic analysis shows the mixed-use development in an urban area is favored by commercial agencies. She stated the Parks, Recreation, and Cultural Services Department has issued a finding that there is adequate park provisions within this vicinity, there will be fifty-five acres of open space, and City Council should not assume the commercial buildout will remain at ten percent of coverage because there is the opportunity for it to be at full capacity.

Mr. Mulliken stated the three revised traffic studies have concluded that there are no traffic problems today and the road system will be adequate to

handle the traffic which will be generated by this project. He stated no matter how much planning goes into an evacuation, it will be traumatic to the community, evacuation planning is not a zone change criteria, and Traffic Engineers do not plan evacuations because it is managed by the experts at CSFD, CSPD, and OEM. Mr. Mulliken stated to deny this zone change is a decision to deny any development on this parcel, the City has recently approved similar or more dense projects in this area, many other neighborhoods are within the WUI and were approved without any evacuation plan, the City has already approved the Master Plan Amendment and Concept Plan, citizens should be able to decide where they want to live, and PlanCOS encourages greater density. He stated the applicant has made many concessions, reduced the initially proposed density, will be preserving fifty-five acres of open space, it is an infill development, it provides attainable housing, and conforms with all of the goals of PlanCOS.

Councilmember O'Malley requested an assurance of the dedication of open space. Ms. Barlow stated they have initiated a funding request with TOPS. Mr. Mulliken stated that property is committed to open space and if that were to change, it would have to be approved by City Council.

Councilmember Murray asked what has been requested from TOPS. Ms. Barlow stated the purchase of the open space and they are in negotiations with the Parks, Recreation, and Cultural Services Department regarding the City's request for the donation of the land plus pay park fees. Mr. Smith stated the City cannot require the developer to donate this parcel. Councilmember Murray stated he does not see this as a benefit to the City at this particular time.

Councilmember Williams asked if the open space was funded by TOPS it would become publicly owned open space as opposed to privately-owned open space. Mr. Smith stated that is his understanding of the situation.

Councilmember Donelson asked if the already exposed homes would be put at even greater risk if this development is added. Mr. Mulliken stated evacuation planning has never been a criteria for development, it should be the choice of the people if they want to live in this area, and it would not be appropriate to only allow the people who are already residing in the area to be allowed to live there. Councilmember Donelson stated determining public safety however is part of the criteria. Councilmember Donelson

stated he believes this project will increase the risk of the residents farther up the road without them having any say in the matter. Mr. Mulliken stated this project would generate less traffic with the rezone.

Peter Wysocki, Director, Planning & Community Development, stated this project has been in an internal review for months, it is an infill project, the City grows 1.2 to 1.3 percent per year and part of that growth will occur within existing developed areas to further the vision of PlanCOS.

Councilmember Williams stated this project hard zones acres of open space, allows for the redevelopment of a parking lot into something useful for the community, and follows the Master Plan. He said the traffic study results show less traffic than the existing zone and at some point, this property will develop.

President Pro Tem Skorman stated he supports infill projects, but he believes this project would cross the traffic threshold and public safety needs to be considered and he will be voting no.

Councilmember Murray stated he does not believe this is the right project for this location and he will not be supporting it.

Councilmember Helms stated he feels this project meets the criteria, the housing is desperately needed, the City has done an incredible job of keeping the constituents on the west side safe, he believes they will remain safe, and he supports this issue.

Councilmember Avila stated this private property is already developed, the City and traffic keeps growing, there are mechanisms in place for evacuation, and it provides the much-needed housing.

Councilmember Donelson stated the traffic study did not address emergencies, one of the criteria is that it is not detrimental to public health and safety, this property is located adjacent to where a large wildfire occurred, and it would not be prudent to rezone it to residential, so he will be voting against it.

President Strand stated the previous traffic study was validated and conservative, private property rights are important, but he cannot approve this zoning amendment due to the criteria of public health and safety.

Motion by Councilmember Williams, seconded by Councilmember Helms, that the Ordinance amending the zoning map of the City of Colorado Springs relating to 125.34 acres from PIP1/A/PUD/HS (Planned Industrial Park, Agriculture and Planned Unit Development with Hillside Overlays) to PUD/HS (Planned Unit Development: Residential and Commercial Uses, 15-16.99 dwelling units per acre, 420 maximum dwelling units, maximum building height 45-feet; and a maximum commercial building square footage of 950,000) with Hillside Overlay, based upon the findings that the request meets the review criteria for establishing a PUD zone, as set forth in City Code Section 7.3.603, and the review criteria for a zone change, as set forth in City Code Section 7.5.603 be finally passed. The motion failed by a vote of 4-5-0-0

Aye: 4 - Avila, Helms, O'Malley, and Williams

No: 5 - Donelson, Henjum, Murray, Skorman, and Strand

13. Added Item Agenda

There were no items added to the Agenda.

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned.

Sarah B. Johnson, City Clerk