



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, May 9, 2023

10:00 AM

Council Chambers

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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

Present: 9 - Councilmember Yolanda Avila, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, President Randy Helms, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Mike O'Malley, Councilmember Brian Risley, and Councilmember Michelle Talarico

2. Invocation and Pledge of Allegiance

The Invocation was made by Pastor Steve Holt from The Road at Chapel Hills.

President Helms led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

There were no Changes to Agenda/Postponements.

4. Consent Calendar

These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)

4A. Second Presentation:

4B. First Presentation:

4B.A. [23-240](#) City Council Regular Meeting Minutes April 11, 2023

Presenter:
Sarah B. Johnson, City Clerk

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

This Minutes were approved on the Consent Calendar.

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

Presenter:
Sarah B. Johnson, City Clerk

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

This Minutes were approved on the Consent Calendar.

4B.C. [23-234](#) Ordinance No. 23-21 Setting the Salary of Mayor Pursuant to City Charter § 13-20(a)

Presenter:
Mike Sullivan, Human Resources Director

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

This Ordinance was approved on first reading on the Consent Calendar.

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

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

Attachments: [Rule 5.4 Resolution - FINAL](#)
[5.4 proposed changes \(clean\).pdf](#)
[5.4 proposed changes \(redline\).pdf](#)
[Signed Resolution No. 67-23.pdf](#)

This Resolution was adopted on the Consent Calendar.

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

Presenter:

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

Attachments: [CC Resolution_Property Acquisition Central Bluffs Sub_2922 Austin Bluffs Pkwy_Final](#)
[CC Presentation_Property Acquisition Central Bluffs Sub_2922 Austin Bluffs Pkwy](#)
[Signed Resolution No. 68-23.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.F. [SUBD-22-01](#)
[13](#)** Ordinance No. 23-22 vacating a portion of an alley adjacent to Lots 4 and 5, L.K. Adams Addition No. 1 consisting of 2,244 square feet (.05 acres).

(Legislative)

Related Files: SUBD-22-0113

Presenter:

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

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

This Ordinance was approved on first reading on the Consent Calendar.

- 4B.G.** [MAPN-22-0008](#) A resolution approving a major amendment to the Banning Lewis Ranch Master Plan eliminating the commercial land use designation and retaining the commercial and/or residential high land use designation across 19.65 acres and changing the density range of the residential medium-high land use designation from 3.5 to 7.99 dwelling units per acre to 8.0 to 11.99 dwelling units per acre consisting of 16.08 acres located southeast of the future Marksheffel Road and Barnes Road intersection.

(Quasi-Judicial)

ZONE-22-0021, and PUDC 22-0005

Presenter:
William Gray, Senior Planner
Peter Wysocki, Director, Planning & Community Development

Attachments: [Resolution](#)
[Exhibit A - Legal](#)
[Exhibit B - Zone Change](#)
[Staff Report](#)
[Project Statement](#)
[Master Plan Amendment](#)
[Fiscal Impact Analysis](#)
[PUD Zone Change](#)
[PUD Concept Plan Amendment](#)
[Public Comment Ashley Malik](#)
[Public Comment Additional](#)
[Context Map](#)
[Vicinity Map](#)
[PlanCOS Vision Map](#)
[CPC Minutes 04.12.23 Falcon Trucking](#)
[7.5.408 Master Plan](#)
[Staff Presentation](#)
[Signed Resolution No. 69-23.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.H.** [ZONE-22-00](#) Ordinance No. 23-23 amending the zoning map of the City of Colorado Springs relating to 35.727-acres located southeast of the future Marksheffel Road and Barnes Road intersection, from PUD (Planned Unit Development: Single-Family Residential, 3.5 to 7.99 dwelling units per acre, 35' maximum building height; Multi-Family Residential, 12-24.99 du/ac, 45' maximum building height; and Commercial, 40,000 square feet gross floor area, 45' maximum building height with Airport Overlay) to PUD/AO (Planned Unit Development: Commercial, 40,000 square feet gross floor area, 45 feet maximum building height; and Residential, 24.99 dwelling units per acre maximum density, 45' maximum building height with Airport Overlay).

(Quasi-Judicial)

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

Presenter:
William Gray, Senior Planner
Peter Wysocki, Director, Planning & Community Development

Attachments: [Ordinance](#)
[Exhibit A - Legal](#)
[Exhibit B - Zone Change](#)
[PUD Zone Change](#)
[CPC_Minutes_04.12.23_Falcon_Trucking](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[Staff Presentation](#)

This Ordinance was approved on first reading on the Consent Calendar.

- 4B.I.** [PUDC-22-0005](#) A major amendment of an approved Planned Unit Development Concept Plan for Falcon Trucking at Banning Lewis Ranch project, which includes a mix of commercial and residential uses, located southeast of the future Marksheffel Road and Barnes Road intersection.

(Quasi-Judicial)

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

Presenter:
William Gray, Senior Planner
Peter Wysocki, Director, Planning & Community Development

Attachments: [PUD Concept Plan Amendment](#)
[CPC_Minutes_04.12.23_Falcon_Trucking](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)
[Staff Presentation](#)

This Item was approved on the Consent Calendar.

- 4B.J.** [ZONE-23-0002](#) Ordinance No. 23-24 amending the zoning map of the City of Colorado Springs relating to 3.83 acres located at the intersection of Adventure Way and Quail Brush Drive from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay [to be known as MX-M AP-O (Mixed Use Medium Scale with Airport Overlay)]).
(Quasi-Judicial)

Related Files: COPN-23-0001

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

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

This Ordinance was approved on first reading on the Consent Calendar.

- 4B.K.** [COPN-23-0001](#) A concept plan for Adventure Way Townhomes illustrating multi-family development with a maximum density of 11.5 dwelling units per acre. (Quasi-Judicial)

Related Files: ZONE-23-0002

Presenter:

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

Attachments: [Concept Plan](#)
[CPC_Minutes_04.12.23_Adventure_Way](#)
[7.5.501.E Concept Plans](#)
[Staff Presentation](#)

This Item was approved on the Consent Calendar.

- 4B.L.** [MAPN-22-0007](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving a major amendment to the Powerwood 2 Master Plan, located southwest of the intersection of Tutt Boulevard and Sorpresa Lane, changing the land use designation from General Business to Multi-Family Residential with 7.5-12 dwelling units per acre

Legislative

Presenter:

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

Attachments: [Resolution](#)
[CPC Staff Report](#)
[Project Statement](#)
[Master Plan Amendment](#)
[Aerial](#)
[Surrounding Uses](#)
[Financial Impact Analysis](#)
[7.5.408 Master Plan](#)
[Staff Presentation](#)
[Signed Resolution No. 70-23.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.M.** [COPN-22-00](#) A Concept Plan application proposing multi-family residential development with a density of 30-40 dwelling units per acre, located at 535 East Costilla Street.
[19](#)

(Quasi-Judicial)

Related Files: ZONE-22-0019

Presenter:

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

Attachments: [Concept Plan](#)
[CPC Minutes_04.12.23_535 E Costilla St](#)
[7.5.501.E Concept Plans](#)
[Staff Presentation](#)
[Applicant Presentation](#)

This Item was approved on the Consent Calendar.

- 4B.N.** [ZONE-22-00](#) Ordinance No. 23-25 amending the zoning map of the City of Colorado Springs relating to 1.779 acres located at 535 East Costilla Street, from PIP-1/CR (Planned Industrial Park/Condition of Record) to MX-M (Mixed-Use Medium Scale)
[19](#)

(Quasi-Judicial)

Related Files: COPN-22-0019

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Peter Wysocki, Planning Director, Planning and Community Development

Attachments: [Ordinance](#)
[Zone Change Exhibit A Legal Description](#)
[Zone Change Exhibit B Zone Depiction](#)
[Staff Report](#)
[Project Statement](#)
[Concept Plan](#)
[Public Comment](#)
[Public Comment-2 04.04.23](#)
[Public Response](#)
[Applicant Response 04.04.23](#)
[Vicinity Map](#)
[PlanCOS Vision Map](#)
[CPC_Minutes_04.12.23_535 E Costilla St](#)
[7.5.603.B Findings - ZC](#)
[Staff Presentation](#)
[Applicant Presentation](#)

This Ordinance was approved on first reading 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, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

5. Mayor's Business

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

Presenter:
John Suthers, Mayor

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

Mayor John Suthers presented the nomination to reappoint Jim Mason for a five-year term, expiring on April 1, 2028, on the Colorado Springs Urban Renewal Authority Board.

There were no comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember Talarico, to reappoint Jim Mason to a five-year term on the Colorado Springs Urban Renewal Authority Board. The term would be set to expire on April 25, 2027. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

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

Presenter:
John Suthers, Mayor

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

Mayor John Suthers presented the nomination to reappoint Toby Gannett for a five-year term, expiring on April 1, 2028, on the Colorado Springs Urban Renewal Authority Board.

There were no comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember Leinweber, to reappoint Toby Gannett to a five-year term on the Colorado Springs Urban Renewal Authority Board, expiring on April 1, 2028. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

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

Presenter:
John Suthers, Mayor

Mayor John Suthers presented the nomination to appoint President Helms for a five-year term, expiring on April 1, 2028, on the Colorado Springs Urban Renewal Authority Board.

There were no comments on this item.

Motion by Councilmember Henjum, seconded by President Pro Tem Crow-Iverson, to appoint Randy Helms to a five-year term on the Colorado Springs Urban Renewal Authority Board, expiring on April 1, 2028. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 5.D.** [23-253](#) Appointment of Cecilia Harry to a one-year term on the Colorado

Springs Urban Renewal Authority Board, expiring on April 24, 2024.

Presenter:
John Suthers, Mayor

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

Mayor John Suthers presented the nomination to appoint Cecilia Harry for a one-year term, expiring on April 24, 2024, on the Colorado Springs Urban Renewal Authority Board.

Ms. Harry expressed appreciation for the nomination.

There were no comments on this item.

Motion by Councilmember Talarico, seconded by President Pro Tem Crow-Iverson, to appoint Cecilia Harry to a one-year term on the Colorado Springs Urban Renewal Authority Board, expiring on April 24, 2024. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

6. Recognitions

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

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

Attachments: [Archaeology and Historic Preservation Month](#)
[Signed Resolution No. 71-23.pdf](#)

Councilmember Henjum read the Resolution recognizing May 2023 as Archaeology and Historic Preservation Month

Christine Lowenberg, member, Historic Preservation Board (HPB), provided an overview of the HPB, Historic Resource Survey Plan, new construction, the importance of historic preservation, and the efforts of everyone involved in historic preservation within the community.

Matt Mayberry, Manager, Cultural Services, Parks, Recreation, and Cultural Services Department, identified the archeology project they are currently working on in Monument Valley Park and some of the artifacts discovered.

Motion by President Pro Tem Crow-Iverson, seconded by Councilmember Talarico, that the Resolution recognizing May 2023 as Archaeology and Historic Preservation Month be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

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

Presenter:

David Leinweber, Councilmember At Large

Attachments: [Mental Health Awareness Month](#)
[Signed Resolution No. 72-23.pdf](#)

Councilmember Leinweber spoke about the importance of mental health awareness and read a Resolution recognizing May 2023 as Mental Health Awareness Month.

Sarah Banta, Peer Program Coordinator, National Alliance on Mental Illness (NAMI), provided an overview of NAMI and the services they provide.

Councilmember Talarico expressed appreciation for the Resolution and NAMI and spoke about her mother who suffers from bi-polar disorder.

Councilmember Henjum stated she supports addressing mental health issues.

Motion by Councilmember Henjum, seconded by Councilmember Leinweber, that the Resolution recognizing May 2023 as Mental Health Awareness Month be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

6.C. [23-244](#) A Resolution honoring May 15, 2023 as Peace Officer Memorial Day

Presenter:

Dave Donelson, Councilmember District 1

Adrian Vasquez, Chief of Police, City of Colorado Springs

Attachments: [Peace Officer Memorial Day Resolution](#)
[Signed Resolution No. 73-23.pdf](#)

Councilmember Donelson read the Resolution honoring May 15, 2023 as

Peace Officer Memorial Day and stated the number one job of city government is public safety and recognized the sacrifices of the officers who serve and protect the community including Deputy Chief Jeff Jensen whose brother, Detective Jared Jensen, gave his life in the line of duty.

Adrian Vasquez, Chief, Colorado Springs Police Department, honored Deputy Andrew Peery and Officer Julian Becerra who made the ultimate sacrifice in the line of duty and gave recognition to those who continue to serve.

Several Councilmembers expressed gratitude for the service of Peace Officers.

Motion by Councilmember Talarico, seconded by Councilmember Henjum, that the Resolution honoring May 15, 2023 as Peace Officer Memorial Day be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 6.D.** [23-212](#) Resolution of appreciation for Mayor John Suthers two terms of dedicated service as Mayor of Colorado Springs.

Presenter:

Randy Helms, Council President, and Councilmember District 2
Jeff Greene, Chief of Staff, Office of the Mayor

Attachments: [050223 Mayor Suthers Resolution of Appreciation.docx](#)
[Signed Resolution No. 74-23.pdf](#)

Jeff Greene, Chief of Staff, expressed appreciation for the service of Mayor Suthers and the success he provided the City.

President Helms presented the Resolution of appreciation for Mayor John Suthers two terms of dedicated service as Mayor of Colorado Springs.

Several Councilmembers expressed gratitude for Mayor Suthers' service and accomplishments during his time as Mayor.

Mayor Suthers expressed appreciation for everyone involved in the accomplishments achieved during his time as Mayor and for his wife, Janet.

Motion by Councilmember O'Malley, seconded by Councilmember Henjum, that the Resolution of appreciation for Mayor John Suthers' two terms of dedicated service as Mayor of Colorado Springs be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

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

Citizen Dallas Gardner spoke about hope and God's love.

Citizen Andrew Dalby requested City Council oppose Senate Bill 190.

Citizen Jaymen Johnson expressed appreciation for the citizens who participated in today's City Council meeting, Mayor Suthers for his service, the Resolution recognizing Peace Officer Memorial Day, and for Councilmember Leinweber for his advocacy of Mental Health awareness.

8. Items Called Off Consent Calendar

There were no items called off the Consent Calendar.

9. Utilities Business

There was no Utilities Business.

10. Unfinished Business

There was no Unfinished Business.

11. New Business

- 11.A. [23-250](#) Ratification of Councilmember Liaisons to City Council Appointed Boards, Commissions and Committees and Councilmember Membership on Boards, Commissions, and Committees

Presenter:

Randy Helms, Council President and Councilmember At Large

Attachments: [Summary of Boards, Commissions, and Committees Councilmember Assignments - May 9, 2023 President Helms](#)

There were no comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember Donelson, to Ratify proposed list of Councilmember Liaisons to City Council Appointed Boards, Commissions and Committees and Councilmember Membership on Boards, Commissions, and Committees. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 11.B. [23-255](#) Councilmember Appointments to Boards, Commissions, and Committees

Presenter:

Randy Helms, Council President and Councilmember District 2

Attachments: [050923 Boards Commissions and Committee Appointments](#)

There were no comments on this item.

Motion by President Pro Tem Crow-Iverson, seconded by Councilmember Donelson, that the Councilmember Appointments to Boards, Commissions, and Committees be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

12. Public Hearing

- 12.A.** [MAPN-22-0010](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving a major amendment to the Reagan Ranch Master Plan adding 21.86-acres as Single-family Residential and Commercial/Office and changing the land use designation for 16.09-acres to Multi-family, based upon the findings that the master plan request complies with the review criteria as set forth in City Code Section 7.5.408.

(Legislative)

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

Presenter:

Chris Sullivan, Senior Planner, Planning & Community Development Department

Peter Wysocki, Director, Planning & Community Development Department

Attachments: [Resolution](#)
[CPC Staff Report](#)
[Project Statement](#)
[ReaganRanch MPA](#)
[ZoneChange_ReaganRanchMX-M](#)
[ConceptPlan MX-M](#)
[ZoneChange_ReaganRanchPDZ](#)
[ConceptPlan PDZ](#)
[7.5.408 Master Plan](#)
[Staff Presentation](#)
[Signed Resolution No. 75-23.pdf](#)

Wynetta Massey, City Attorney, polled Council concerning if any members had received any ex parte communications. There were no ex parte communications disclosed.

Chris Sullivan, Senior Planner, Planning and Community Development Department presented the Resolution approving a major amendment to the Reagan Ranch Master Plan adding 21.86-acres as Single-family Residential and Commercial/Office and changing the land use designation for 16.09-acres to Multi-family, an Ordinance amending the zoning map related to 4.54-acres from OC/CR/AO/APZ-1/RPZ (Office Commercial with Conditions of Record, Airport Overlay, Accident Protection Zone-1, and Runway Protection Zone) to PBC/AO/APZ-1/RPZ (Planned Business Center (to be known as MX-M (Mixed-Use Medium Scale) with Airport Overlay, Accident Protection Zone-1 and Runway Protection Zone), a major amendment to the previously approved Reagan Ranch Concept Plan adding 4.54-acres illustrating a mix of residential and non-residential uses, and an Ordinance amending the zoning map related to 17.32-acres from OC/CR/AO/APZ-1/RPZ (Office Commercial with Conditions of Record, Airport Overlay, Accident Protection Zone-1, and Runway Protection Zone) to PUD/AO (Planned Unit Development with Airport Overlay (to be known as PDZ/AP-O (Planned Development Zone with Airport Overlay) Single-family Residential, 3.5-11.99 dwelling units per acre; Multi-family, 12-24.99 dwelling units per acre; 45-foot maximum building height), generally located south of Hwy 94 at Marksheffel Road. He provided an overview of the vicinity map, applications, site details, public notification/involvement, Planning Commission recommendation, Master Plan amendment, MX-M Zone change, PDZ Zone change, Concept Plan/PUD Concept Plan, agency comments, Airport Overlay, conformance

with PlanCOS, and Staff recommendations.

President Helms explained the robust discussion which went into the conditions of the Airport Overlay.

Councilmember Henjum asked if there was still a potential school site proposed and what the trails, parks, and street crossing will look like. Mr. Sullivan stated the school district for this area has requested fees in lieu of a school site at this time and in regards to trails, the plan intends for new communities to be connected to existing communities.

Councilmember Leinweber asked if there is any relationship with the Jimmy Camp Mine. Mr. Sullivan stated the geohazard report related to this project did not identify any issues.

Jason Allwine, Matrix Design Group, representing the applicant, identified the proposed Reagan Ranch Concept Plan amendment.

Councilmember Henjum requested there be grade separation for the trails which would create safer connections and asked if there are trail connections to each of the parks. Mr. Allwine stated that is the goal and those connections may include trail corridors and on-street sidewalks.

Councilmember Donelson asked how much more expensive is grade separation. Mr. Allwine stated they are quite a bit more expensive, but the main challenge with some of the intersections is there are a lot utilities located there.

Councilmember Donelson requested additional information regarding the concerns of the two Planning Commission members regarding the location of aircraft. Mr. Sullivan stated they had an issue with the development being so close to the buffer zones, but the Federal Aviation Administration (FAA) has the Airport Overlay so they can review any development plans the City reviews and can apply sub overlays to provide protection from the Airports activities. Gabe Sevigny, Principal Planner, Planning and Community Development Department, stated those boundaries are not established by the Planning Department, they are set by the FAA.

President Helms requested additional information regarding how airport noise will be mitigated. Mr. Allwine provided an overview of the zoning

within the Reagan Ranch Airport Overlay and stated there will be a 65 DL noise contour line identifying where additional noise disclosures, insulation, and abatement is required.

Councilmember Risley stated he supports this project.

Motion by Councilmember O'Malley, seconded by President Pro Tem Crow-Iverson, that the Resolution of the City Council of the City of Colorado Springs, Colorado approving a major amendment to the Reagan Ranch Master Plan adding 21.86-acres as Single-family Residential and Commercial/Office and changing the land use designation for 16.09-acres to Multi-family, based upon the findings that the master plan request complies with the review criteria as set forth in City Code Section 7.5.408 be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 12.B.** [ZONE-22-00](#) Ordinance No. 23-26 amending the zoning map of the City of Colorado Springs related to 4.54-acres from OC/CR/AO/APZ-1/RPZ (Office Commercial with Conditions of Record, Airport Overlay, Accident Protection Zone-1, and Runway Protection Zone) to [23](#) PBC/AO/APZ-1/RPZ (Planned Business Center (to be known as MX-M (Mixed-Use Medium Scale) with Airport Overlay, Accident Protection Zone-1 and Runway Protection Zone) based upon the findings that the change of zone request complies with the zone change criteria as set forth in Section 7.5.603

(Quasi-Judicial)

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

Presenter:

Chris Sullivan, Senior Planner, Planning & Community Development Department

Peter Wysocki, Director, Planning & Community Development Department

Attachments: [Ordinance](#)
[Exhibit A Legal ReaganRanchMX-M](#)
[Exhibit B ZoneChange ReaganRanchMX-M](#)
[7.5.603 Findings - ZC](#)
[Staff Presentation](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Avila, seconded by Councilmember Leinweber, that the Ordinance amending the zoning map of the City of Colorado Springs related

to 4.54-acres from OC/CR/AO/APZ-1/RPZ (Office Commercial with Conditions of Record, Airport Overlay, Accident Protection Zone-1, and Runway Protection Zone) to PBC/AO/APZ-1/RPZ (Planned Business Center (to be known as MX-M (Mixed-Use Medium Scale) with Airport Overlay, Accident Protection Zone-1 and Runway Protection Zone) based upon the findings that the change of zone request complies with the zone change criteria as set forth in Section 7.5.603
(Quasi-Judicial) be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 12.C.** [COPN-22-00](#) A major amendment to the previously approved Reagan Ranch Concept Plan adding 4.54-acres illustrating a mix of residential and non-residential uses
[27](#)

(Quasi-Judicial)

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

Presenter:

Chris Sullivan, Senior Planner, Planning & Community Development Department

Peter Wysocki, Director, Planning & Community Development Department

Attachments: [ConceptPlan MX-M](#)
[7.5.501.E Concept Plans](#)
[Staff Presentation](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Talarico, seconded by Councilmember Henjum, that the major amendment to the Reagan Ranch Concept Plan adding 4.54 acres, illustrating a mix of residential and non-residential land uses, based upon the findings that the concept plan meets the review criteria for concept plans as set forth in City Code Section 7.5.501.E. be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 12.D.** [PUDZ-22-00](#) Ordinance No. 23-27 amending the zoning map of the City of Colorado Springs related to 17.32-acres from OC/CR/AO/APZ-1/RPZ (Office Commercial with Conditions of Record, Airport Overlay, Accident Protection Zone-1, and Runway Protection Zone) to PUD/AO (Planned Unit Development with Airport Overlay (to be known as PDZ/AP-O (Planned Development Zone with Airport Overlay) Single-family Residential, 3.5-11.99 dwelling units per acre; Multi-family, 12-24.99
[07](#)

dwelling units per acre; 45-foot maximum building height), generally located south of Hwy 94 at Marksheffel Road

(Quasi-Judicial)

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

Presenter:

Chris Sullivan, Senior Planner, Planning & Community Development Department

Peter Wysocki, Director, Planning & Community Development Department

Attachments: [Ordinance](#)

[Exhibit A Legal ReaganRanchPDZ](#)

[Exhibit B ZoneChange ReaganRanchPDZ](#)

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

[7.5.603.B Findings - ZC](#)

[Staff Presentation](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Donelson, seconded by Councilmember Henjum, that the Ordinance amending the zoning map of the City of Colorado Springs related to 17.32-acres from OC/CR/AO/APZ-1/RPZ (Office Commercial with Conditions of Record, Airport Overlay, Accident Protection Zone-1, and Runway Protection Zone) to PUD/AO (Planned Unit Development with Airport Overlay (to be known as PDZ/AP-O (Planned Development Zone with Airport Overlay) Single-family Residential, 3.5-11.99 dwelling units per acre; Multi-family, 12-24.99 dwelling units per acre; 45-foot maximum building height) based upon the findings that the change of zone request complies with the review criteria for establishing a PDZ zone as set forth in City Code Section 7.3.603 and the zone change criteria as set forth in Section 7.5.603.B. be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

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

(Quasi-Judicial)

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

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

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

Please see comments in Agenda item 12.A.

Motion by President Pro Tem Crow-Iverson, seconded by Councilmember Donelson, that the major amendment to the Reagan Ranch PUD Concept Plan adding 17.32-acres illustrating parcel outlines and land uses based upon the findings that the concept plan meets the review criteria for PUD concept plans as set forth in City Code Section 7.3.605 and 7.5.501.E. be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

13. Added Item Agenda

There were no items added to the Agenda.

14. Executive Session

- 14.A. [23-263](#)** In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) and (e) and City Code § 1.5.506(B), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves consultation with the City Attorney and City staff for the purpose of receiving legal advice and determining positions relative to negotiation regarding a litigation settlement in excess of \$100,000.

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

Presenter:
Wynetta Massey, City Attorney

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

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

President Helms polled City Council regarding the desire to proceed with an electronic Closed Executive Session. At least two-thirds of City Council agreed to proceed in an electronic Closed Executive Session.

15. Adjourn

Upon completion of the Closed Executive Session, there being no further business to come before City Council, Council adjourned.

Sarah B. Johnson, City Clerk