



WORK SESSION ITEM

COUNCIL MEETING DATE: August 13, 2026

TO: President and Members of City Council

FROM: Sarah B. Johnson, City Clerk

SUBJECT: Agenda Planner Review

The following agenda items have been proposed for the regularly scheduled Work Session and Regular Meetings on August 24 & 25 and September 8, 2026.

Items scheduled to appear under “Items for Introduction” on Work Session agendas will generally appear on the Regular Meeting agenda two weeks later, unless otherwise directed by the City Council President based on staff request or City Council consensus.

Work Session Meeting – August 24, 2026

Presentations for General Information

1. Visit COS – 2026 mid-year Lodgers and Auto Rental Tax (LART) contract update to City Council
2. Cultural Affairs Office of the Pikes Peak Region (COPPeR) – 2026 mid-year Lodgers and Auto Rental Tax (LART) contract update to City Council

Staff and Appointee Reports

1. Agenda Planner Review – Sarah B Johnson, City Clerk

Items for Introduction

1. An Ordinance repealing and reordaining Article 1 (Business License Provisions) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as amended, pertaining to business licensing, and providing penalties for violations thereof – Lee McRae, Senior License Enforcement Officer, Sarah B. Johnson, City Clerk

2. An Ordinance repealing and reordaining 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 business licensing, and providing penalties for violations thereof – Lee McRae, Senior License Enforcement Officer, Sarah B. Johnson, City Clerk

3. An Ordinance repealing and reordaining Article 4 (Adult Use Businesses) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as Amended, Pertaining to Business Licensing, and Providing Penalties for Violations thereof – Lee McRae, Senior License Enforcement Officer, Sarah B. Johnson, City Clerk

4. A Resolution Setting the fees for the business licenses issued by the City Clerk's Office – Lee McRae, Senior License Enforcement Officer, Sarah B. Johnson, City Clerk

Regular Meeting – August 25, 2026

Consent Calendar

1. An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 9.2 acres located northeast of Dublin Boulevard and Banning Lewis Parkway from PDZ/R-5/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record, and Airport and Streamside Overlays) to MX-M/AP-O/SS-O (Mixed-Use Medium Scale and Airport and Streamside Overlays) (Quasi-judicial) (1st Reading only to set the public hearing date for September 8, 2026). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department

2. An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 501.99 acres located north of Tamlin Road and northeast of Dublin Boulevard and Banning Lewis Parkway intersection from PDZ/R-5/cr/R-1 6/MX-M/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record; Single-Family - Medium; Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SS-O (Planned Development Zone District and Airport and Streamside Overlays: Residential; density of 3.5-7.99 du/ac; and maximum building height of 35 feet) (Quasi-judicial) (1st Reading to set a hearing date of September 8, 2026). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department

3. An ordinance vacating public rights-of-way known as Vista Del Oro Bouleveardy, and portions of Dublin Boulevard and Banning Lewis Parkway and consisting of 35.856 acres located north of Tamlin Road and northeast of Dublin Boulevard and Banning Lewis Parkway (Legislative) (1st Reading to set a hearing date of September 8, 2026). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
4. An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 111.54 acres located south of Tamlin Road and west of Highway 24 from R-E/R-1 6/cr/SS-O/AP-O (Single-Family Estate; Single-Family - Medium with Conditions of Record and Airport and Streamside) to MX-M (Mixed-Use Medium Scale) (Quasi-judicial) (1st Reading to set a hearing date of September 8, 2026). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
5. An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 546.79 acres located north of Stetson Hills Boulevard, east of Banning Lewis Parkway and south of Dublin Boulevard from R-1 6/R-5/cr/R-1 6/cr/R-E/R-5/MX-M/AP-O/SS-O (Single-Family - Medium; Multi-Family High with Conditions of Record; Single-Family -Medium with Conditions of Record; Single-Family - Estate; Multi-Family High; Mixed-Use Medium Scale and Airport and Streamside Overlays) to R-Flex Medium/AP-O/SS-O (R-Flex Medium and Airport and Streamside Overlays) (Quasi-judicial) (1st Reading to set a hearing date of September 8, 2026). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
6. An ordinance vacating public rights-of-way known as Falcon Meadow Boulevard, Vista Del Prado Boulevard, Vista Del Oro Boulevard and several portions along Dublin Boulevard and Stetson Hills Boulevard and consisting of 25.845 acres located south of Dublin Boulevard, east of Banning Lewis Parkway, and north of Stetson Boulevard (Legislative) (1st Reading to set a hearing date of September 8, 2026). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
7. An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 5.41 acres located at 5325 Mark Dabling Blvd from MX-N/SS-O (Mixed Use Neighborhood Scale with Streamside Overlay) to MX-M/SS-O (Mixed-Use Medium Scale with Streamside Overlay). (Quasi-Judicial - Second Reading and Public Hearing) – Chris Sullivan, Senior Planner, Planning Department

Utilities Business

1. A Resolution for Consideration of Proposed Changes Provided in Colorado Springs Utilities' July 2026 Net Metering Rate Case - Travas Deal, Chief Executive Officer, Colorado Springs Utilities, Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

Unfinished Business

1. An Ordinance of the City Of Colorado Springs Dissolving The Old Colorado City Downtown Development Authority - Emily Evans, City Council Administrator, Brandy Williams, Councilmember District 3, Roland Rainey, Councilmember District 6

Public Hearing

1. An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 7.79 acres located at 4290, 4910, 4320, 4330, 4340 Buckingham Drive from BP (Business Park) to LI/CR (Light Industrial with Conditions of Record). (Quasi-Judicial - Second Reading and Public Hearing) Chris Sullivan, Senior Planner, Planning Department

Please note that the Work Session and Regular Meeting will both be held on September 8, 2026 due to the Labor Day holiday.

Work Session Meeting – September 8, 2026

Staff and Appointee Reports

1. Agenda Planner Review – Sarah B. Johnson, City Clerk
2. Office of City Auditor Internal Audit Charter overview – Natalie Lovell, City Auditor,

Items for Introduction

1. Ordinance Amending Multiple Sections of Article 3 (Code of Ethics) of Chapter 1 (Administration, Personnel and Finance) of the Code of the City of Colorado Springs 2001, as Amended, Pertaining to the Code of Ethics – Caitlin Moldenhauer, Associate City Attorney

Regular Meeting – September 8, 2026
Will begin at the Conclusion of the Work Session

New Business

1. An Ordinance repealing and reordaining Article 1 (Business License Provisions) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as amended, pertaining to business licensing, and providing penalties for violations thereof – Lee McRae, Senior License Enforcement Officer, Sarah B. Johnson, City Clerk
2. An Ordinance repealing and reordaining 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 business licensing, and providing penalties for violations thereof – Lee McRae, Senior License Enforcement Officer, Sarah B. Johnson, City Clerk
3. An Ordinance repealing and reordaining Article 4 (Adult Use Businesses) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as Amended, Pertaining to Business Licensing, and Providing Penalties for Violations thereof – Lee McRae, Senior License Enforcement Officer, Sarah B. Johnson, City Clerk
4. A Resolution Setting the fees for the business licenses issued by the City Clerk's Office – Lee McRae, Senior License Enforcement Officer, Sarah B. Johnson, City Clerk

Public Hearing

1. A Major Modification to the Banning Lewis Ranch Village B2 Master Plan changing 511.9 acres to allow Residential, Commercial, Park, School, and Public Facilities uses located north of Tamlin Road and northeast of Dublin Boulevard and Banning Lewis Parkway (Quasi-judicial). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
2. Establishing the Banning Lewis Ranch Village B2 Concept Plan for proposed Commercial consisting of 9.2 acres located on the northeast intersection of Dublin Boulevard and Banning Lewis Parkway (Quasi-judicial). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
3. An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 9.2 acres located northeast of Dublin Boulevard and Banning Lewis Parkway from PDZ/R-5/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with

Conditions of Record, and Airport and Streamside Overlays) to MX-M/AP-O/SS-O (Mixed-Use Medium Scale and Airport and Streamside Overlays) (Quasi-Judicial) (Second Reading and Public Hearing). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department

4. Establishing the Banning Lewis Ranch Village B2 PDZ Concept Plan for proposed Residential (3.5-7.99 du/ac density) consisting of 511.19 acres located north of Tamlin Road and northeast of Dublin Boulevard and Banning Lewis Parkway intersection (Quasi-judicial). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
5. An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 501.99 acres located north of Tamlin Road and northeast of Dublin Boulevard and Banning Lewis Parkway intersection from PDZ/R-5/cr/R-1 6/MX-M/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record; Single-Family - Medium; Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SS-O (Planned Development Zone District and Airport and Streamside Overlays: Residential; density of 3.5-7.99 du/ac; and maximum building height of 35 feet) (Quasi-Judicial) (Second Reading and Public Hearing). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
6. An ordinance vacating public rights-of-way known as Vista Del Oro Bouleveardy, and portions of Dublin Boulevard and Banning Lewis Parkway and consisting of 35.856 acres located north of Tamlin Road and northeast of Dublin Boulevard and Banning Lewis Parkway (Legislative) (Second Reading and Public Hearing). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
7. Establishing the Banning Lewis Ranch Village C Land Use Plan for proposed Residential, Commercial, School, and Parks consisting of 658.34 acres located north of Stetson Hills Boulevard, west of Highway 24, south of Dublin Boulevard and east of Banning Lewis Parkway (Quasi-judicial). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
8. An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 111.54 acres located south of Tamlin Road and west of Highway 24 from R-E/R-1 6/cr/SS-O/AP-O (Single-Family Estate; Single-Family - Medium with Conditions of Record and Airport and Streamside) to MX-M (Mixed-Use Medium Scale) (Quasi-Judicial) (Second Reading and Public Hearing). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department

- 9 An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 546.79 acres located north of Stetson Hills Boulevard, east of Banning Lewis Parkway and south of Dublin Boulevard from R-1 6/R-5/cr/R-1 6/cr/R-E/R-5/MX-M/AP-O/SS-O (Single-Family - Medium; Multi-Family High with Conditions of Record; Single-Family -Medium with Conditions of Record; Single-Family - Estate; Multi-Family High; Mixed-Use Medium Scale and Airport and Streamside Overlays) to R-Flex Medium/AP-O/SS-O (R-Flex Medium and Airport and Streamside Overlays) (Quasi-Judicial) (Second Reading and Public Hearing). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
- 10 An ordinance vacating public rights-of-way known as Falcon Meadow Boulevard, Vista Del Prado Boulevard, Vista Del Oro Boulevard and several portions along Dublin Boulevard and Stetson Hills Boulevard and consisting of 25.845 acres located south of Dublin Boulevard, east of Banning Lewis Parkway, and north of Stetson Boulevard (Legislative) (Second Reading and Public Hearing). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
- 11 A Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-I, to provide a density range of area of 3-16 du/ac in the R-Flex Medium Zone District where 5-16 du/ac is required located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard (Quasi-judicial). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
- 12 A Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-I, to provide minimum lot area for residential uses of 1,000 sf per du in the R-Flex Medium Zone District where 1,500 sf per du is required located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard (Quasi-judicial). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
- 13 A Development Standards Adjustment to City Code Section 7.4.203.A, Table 7.4.2-E, to provide second and third floor encroachments of principle structure into the front setback up to 2 feet for length of the building where up to 30 inches but not closer than 2 feet to any property line is required located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard (Quasi-judicial). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
- 14 A Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-I, to provide corner lot side street, residential use, setback of 10-feet where 15-feet is required located south of Dublin Boulevard, east of Banning Lewis Parkway and

north of Stetson Hills Boulevard (Quasi-judicial). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department

- 15 A Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-I, to provide 5-foot side yard setbacks for all sides of lots that have no street frontage or alley loaded located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard (Quasi-judicial). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department
- 16 A Development Standards Adjustment to City Code Section 7.4.203.A, Table 7.4.2-E, to provide covered porch encroachments into front setbacks of up to 5-feet located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard (Quasi-judicial). Tamara Baxter, Planning Supervisor, City Planning Department, Kevin Walker, Planning Director, City Planning Department