



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, January 13, 2026

9:00 AM

Council Chambers

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Before the meeting, you may email general comments for items not on the agenda or comments regarding agenda items to: allcouncil@coloradosprings.gov

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

President Crow-Iverson called the meeting to order at 9:00 AM.

2. Invocation and Pledge of Allegiance

The Invocation was made by Colorado Springs Police Department Chaplain Gene Steinkirchner from Stone Church.

President Crow-Iverson led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

- 3.A. ZONE-25-00** Ordinance No. 25-101 amending the zoning map of the City of Colorado Springs pertaining to 7.03 acres located at 3875 Aerospace Boulevard from BP/cr AP-O SS-O (Business Park with conditions of record, Airport Overlay, Streamside Overlay) to BP/cr AP-O SS-O (Business Park with conditions of record, Airport Overlay, Streamside Overlay). This zone change is to remove existing conditions of record. (Quasi-Judicial) (Second Reading and Public Hearing)
- 05**

Located in Council District 4

Presenter:

Ethan Shafer, Urban Planner II, Planning Department

Kevin Walker, Director, Planning Department

Attachments: ZC ORD_ZONE-25-0005 (Dorado Transport)_EPS

Staff Report for ZONE-25-0005

Attachment 1 - Exhibit A (Legal Description)

Attachment 2 - Exhibit B

Attachment 3 - Ordinance 88-122

Attachment 4 - Land Use Statement

Attachment 5 - Public Comment

Attachment 6 - Project Statement

Attachment 7 - Banning Lews Ranch Master Plan (CPC MP
87-00381-A22MJ18)

Presentation for Dorado Transport

7.5.704 ZONING MAP AMENDMENT (REZONING)

CPC Minutes Excerpt - Dorado Transport - 11.12.2025

Kevin Walker, Planning Director, Planning Department, requested this item be postponed to the January 27, 2026 City Council meeting.

Councilmember Donelson asked if this item is having to be postponed due to issues with the City's public notification process. Mr. Walker confirmed that the public notification postcards were not sent out in a timely manner.

Motion by Councilmember Bailey, seconded by Councilmember Gold, to postpone the Ordinance No. 25-101 the Dorado Transport Zoning Map Amendment (Rezoning) application to the January 27, 2026 City Council meeting for purposes of meeting public notice requirements. to the City Council. The motion passed by a vote of 9-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 3.B.** [ZONE-24-0020](#) Withdraw from Consideration of Ordinance No. 25-102 amending the zoning map of the City of Colorado Springs pertaining to approximately 2.17 acres located at 4880 Airport Road from R1-6/AP-O (Single Family - Medium with Airport Overlay) to R-5/AP-O (Multi-Family - High with Airport Overlay)

Related Files: ZONE-24-0020

Located in Council District 4

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Zone Ord ZONE 24-0020](#)
[Staff Report - ZONE-24-0020](#)
[Attachment 1 Project Statement](#)
[Attachment 2 Land Use Statement](#)
[Attachment 3 Rezone Exhibit A_B](#)
[Attachment 4 Public Comment Response](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Staff PP - ZONE-24-0020](#)
[CPC Minutes Excerpt - 4880 Airport Rd Rezone - 11.12.2025](#)
[Signed Ordinance 25-102.pdf](#)

Kevin Walker, Planning Director, City Planning Department, stated this matter was not properly appealed due to the Planning Department and the City Attorney's Office failure to provide proper notice to the property owner so they are requesting to withdraw this item so it can go back to the Planning Commission for review.

Motion by Councilmember Gold, seconded by Councilmember Bailey, that the Ordinance No. 25-102 amending the zoning map of the City of Colorado Springs relating to approximately 2.17 acres located at 4880 Airport Road from R1-6/AP-O (Single Family - Medium with Airport Overlay) to R-5/AP-O (Multi-Family - High with Airport Overlay) zone district based upon the finding that the request complies with the criteria for a Zoning Map Amendment set forth in City Code Section 7.5.704 be withdrawn from consideration. The motion passed by a vote of 9-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, 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:

4B. First Presentation:

4B.A. [26-004](#) City Council Regular Meeting Minutes December 9, 2025

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [12-9-2025 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

- 4B.B. [26-001](#)** Annual designation of the City Clerk's Office as the public place for posting public notices for public meetings.

Presenter:

Sarah B. Johnson, City Clerk

This Item was approved on the Consent Calendar.

- 4B.C. [25-602](#)** Request for Approval of Updates to Sworn, Civilian, and Drug and Alcohol Policies and Procedures Manuals (PPM).

Presenter:

Sara Frank, Assistant Director of Human Resources

Attachments: [2025 PPM Updates - Detailed Updates](#)
[Proposed PPM Changes Dec 2025 Power Point Slides.pptx](#)

This Item was approved on the Consent Calendar.

- 4B.D. [CPC 2722](#)** A Resolution Adopting the Rules And Procedures of the Planning Commission of the City Of Colorado Springs, effective January 13, 2026

Presenter:

Trevor Gloss, Senior Attorney, City Attorney's Office

Kevin Walker, Planning Director, City Planning Department

Attachments: [2026 Planning Commission Rules and Procedures Resolution](#)
[CPC Rules 12.17.2025](#)
[Rules and Procedures of City Council 03.25](#)
[Signed Resolution 01-26.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.E. [26-022](#)** Request for approval of a settlement amount in a claim arising from a utilities matter; El Paso County District Court Case No. 24CV31928

Presenter:

Marc Smith, Acting City Attorney

Attachments: [Quarterly Report](#)

This Informational Report was received on the Consent Calendar

Approval of the Consent Agenda

Motion by Councilmember Bailey, seconded by Councilmember Rainey Jr., 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

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

5. Recognitions

5.A. [26-027](#) A Joint Proclamation in Recognition of Martin Luther King Jr. Day

Presenter:

Roland Rainey, Councilmember District 6
Mayor Yemi Mobolade

Attachments: [Martin Luther King Jr Day Proclamation 2026](#)

Councilmember Rainey stated Martin Luther King Jr. Day is a time of remembrance and reflection of what transpired during that time in order to live out the dreams of a more perfect union. He recommended everyone read the speeches "What is Your Blueprint to Life" and "The Knock at Midnight". Councilmember Rainey read the Joint Proclamation recognizing January 19, 2026 as Martin Luther King Jr. Day and stated the only grandchild of Dr. King, Yolanda Renee King, will speak at a fireside chat on January 18, 2026 and will also speak at this year's All People's Breakfast in Colorado Springs on January 19, 2026.

Reverend Josh Rumble, First Congregation Church, Reverend Candace Woods, and Reverend Pamela Stecker, Chair, Colorado Springs Faith Table and retired Pastor Evangelical Lutheran Church of America, expressed appreciation for the Proclamation and spoke against the actions of the United States Immigration and Customs Enforcement (ICE).

Councilmember Donelson stated he fully supports ICE and their activities to enforce immigration laws.

Councilmember Gold encouraged everyone to continue Dr. King's legacy of promoting change by exercising their right to vote for their elected officials.

5.B. [26-005](#) City Council Appointments to Boards, Commissions, and Committees

Presenter:

Lynette Crow-Iverson, Council President and Councilmember

At-Large

Attachments: [01132026 Boards Commissions and Committees Appointment](#)
[01132026 Planning Commission](#)
[01132026 Independent Ethics Commission](#)

President Crow-Iverson presented the City Council Appointments to Boards, Commissions, and Committees.

Councilmember Bailey expressed appreciation for the nominees who wish to serve the City.

Motion by Councilmember Bailey, seconded by Councilmember Williams, that the City Council Appointments to Boards, Commissions, and Committees be approved. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

6. Mayor's Business

6.A. [26-015](#) Updates from the Mayor's Representative

Presenter:

Jamie Fabos, Chief of Staff

Jamie Fabos, Chief of Staff, provided an update on the Legislative Tour, where they visited small businesses which lead to Mayor Yemi, Mayor Johnston, and Mayor Kaufman, signing a letter to Governor Polis and the state legislature requesting some actions in this upcoming session. She stated those actions include changes to the Artificial Intelligence (AI) Bill that was problematic last year, competency reform, which is heavily supported by the District Attorney (DA) from the state of Colorado, increased penalties for shoplifters to protect small businesses, and City Sales Tax revenue for November 2025 was up 3.19 percent.

7. Items Called Off Consent Calendar

There were no items called off the Consent Calendar.

8. Utilities Business

There was no Utilities Business.

9. Unfinished Business

There was no Unfinished Business.

10. New Business

There was no New Business.

11. Public Hearing

Percheron Development Estimated Time: 20 minutes

- 11.A. [ZONE-25-0025](#) Ordinance No. 25-103 amending the zoning map of the City of Colorado Springs pertaining to approximately 156.18 acres located north and south of East Woodmen Road and east and west of Banning Lewis Parkway from PDZ/AP-O (Planned Development Zone with Airport Overlay) to MX-L/AP-O (Mixed-Use Large Scale with Airport Overlay). (Quasi-Judicial) (Second Reading and Public Hearing)

Related Files: ZONE-25-0025, PDZL-25-0004
Located in Council District 6

Presenter:

Molly O'Brien, Planner II, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments: [Ordinance - Percheron Zone Change](#)

[Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Plan](#)

[Attachment 3 - Exhibits A and B](#)

[Attachment 4 - Public Comment](#)

[Attachment 5 - Traffic Impact Study Oct2025](#)

[Attachment 6 - D49 Correspondence](#)

[CPC Minutes Excerpt - Percheron - 11.12.2025](#)

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

[Council Presentation - Percheron](#)

[Signed Ordinance 25-103.pdf](#)

Molly O'Brien, Planner II, presented the Ordinance amending the zoning map of the City pertaining to approximately 156.18 acres from PDZ/AP-O (Planned Development Zone with Airport Overlay) to MX-L/AP-O (Mixed-Use Large Scale with Airport Overlay) and the major modification of the Percheron Land Use Plan consisting of 350 acres located north and south of East Woodmen Road and east and west of Banning Lewis Parkway to revise size and location of proposed land uses. She provided an overview of the vicinity map, applications, project summary, site plan, proposed land use, timeline of review, stakeholder

involvement, PlanCOS compliance, application review criteria, and City Council optional motions.

Andrea Barlow, NES, representing the applicant, identified the site location, request, application history, proposed Land Use Plan modification, proposed zone change, traffic, review criteria, PlanCOS compliance, and compatibility with surrounding neighborhoods.

Councilmember Leinweber asked what safety improvements will be constructed for school access. Ms. Barlow stated they are working on proposed access improvements and changes which will be the next Land Use Plan modification presented to City Council.

There was no public comment on this item.

Councilmember Henjum asked if there was a quorum from Planning Commission and why one of the members recused themselves from the vote. Kevin Walker, Director, Planning Department, confirmed they had a quorum, and the recusal was due to a potential future conflict due to the Planning Commissioner being a broker.

Motion by Councilmember Henjum, seconded by Councilmember Bailey, that the Ordinance No. 25-103 amending the zoning map of the City of Colorado Springs relating to 156.18 acres located north and south of East Woodmen Road and east and west of Banning Lewis Parkway from PDZ/AP-O (Planned Development Zone with Airport Overlay) to MX-L/AP-O (Mixed-Use Large Scale with Airport Overlay) zone district based upon the finding that the request complies with the criteria for a Zoning Map amendment set forth in City Code Section 7.5.704 be finally passed. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 11.B.** [PDZL-25-0004](#) A Major Modification of the Percheron Land Use Plan consisting of 350 acres located north and south of East Woodmen Road and east and west of Banning Lewis Parkway to revise size and location of proposed land uses.
(Quasi-Judicial)

Related Files: ZONE-25-0025, PDZL-25-0004
Located in Council District 6

Presenter:
Molly O'Brien, Planner II, City Planning Department

Kevin Walker, Director, City Planning Department

Attachments: [Percheron Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Plan](#)

[Attachment 3 - Zone Change Exhibit](#)

[Attachment 4 - Public Comment](#)

[Attachment 5 - Traffic Impact Study Oct2025](#)

[Attachment 6 - D49 Correspondence](#)

[7.5.516 MODIFICATION OF APPROVED APPLICATIONS](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Rainey Jr., seconded by Councilmember Henjum, that the Percheron Land Use Plan based upon the finding that the proposal complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.516 be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

12. Added Item Agenda

There were no items added to the Agenda.

13. One Hour of Citizen Discussion for Items not on Today's Agenda per City Council Rules

Shirley Martinez, President, Reverend Dr. Martin Luther King, Jr. Legacy Preservation Society Board, spoke in support of the MLK Jr. Day Proclamation and identified the events scheduled to honor Dr. King.

Citizen Steve Lightfoot stated Stephen King murdered John Lennon and spoke against the red-light camera at the intersection of Platte Avenue and Chelton Boulevard.

Citizen Derek Shetrone spoke against Flock artificial intelligence surveillance cameras.

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned at 10:23 AM.

Sarah B. Johnson, City Clerk