



# City of Colorado Springs

## Regular Meeting Agenda - Final City Council

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

*City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event.*

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Tuesday, June 25, 2019

1:00 PM

Council Chambers

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**1. Call to Order**

**2. Invocation and Pledge of Allegiance**

**3. 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:**

**4A.A. [19-263](#)**

Ordinance No. 19-42 amending Ordinance No. 18-118 (2019 Appropriation Ordinance) for a supplemental appropriation to the General Fund in the amount of \$38,470 for street and stormwater repairs and improvements in the North Dublin Filing No. 1

Presenter:

Charae McDaniel, Chief Financial Officer

Travis Easton, P.E., Public Works Director

**Attachments:**

[Ordinance-Supplemental Approp for Assurance -Dublin North Filing No. 1](#)

- 4A.B. [19-272](#)** Ordinance No. 19-43 amending Ordinance No. 18-118 (2019 Appropriation Ordinance) for a supplemental appropriation to the Lodgers & Auto Rental Tax (LART) Fund in the amount of \$125,000 for projects and events recommended by the LART Citizen Advisory Committee

Presenter:

Charae McDaniel, Chief Financial Officer

Laurel Prud'homme, Chair, LART Citizen Advisory Committee

**Attachments:**

[Ordinance for LART 2019 Additional Events](#)

[09-11-18 LART Resolution Exhibit A 2019 - CAC recommendations REVISED 8](#)

**4B. First Presentation:**

- 4B.A. [19-346](#)** City Council Regular Meeting Minutes June 11, 2019

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:**

[6-10-19 City Council Work Session Meeting Minutes Final.pdf](#)

- 4B.B. [19-350](#)** Appointments to Boards and Commissions

Presenter:

Jacquelyn Puett, Assistant to Council

**Attachments:**

[062519 Boards and Commissions.pdf](#)

- 4B.C. [19-324](#)** The City Clerk reports that on May 20, 2019 there was filed with her a petition for the annexation of Dickerson Addition Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1) .

**Attachments:**

[DICKERSON ADDITION PETITION](#)

[DICKERSON ADDITION VICINITY MAP](#)

- 4B.D.** [CPC ZC 18-00134](#) An ordinance amending the zoning map for the City of Colorado Springs from C5/R5/HS (Intermediate Business and Multi-family Residential with Hillside Overlay) to C5 (Intermediate Business) located at 3005 & 3009 West Colorado Avenue consisting of 1.25 acres.

(Quasi-Judicial)

Related Files: CPC DP 18-00135, AR NV 19-00232

Presenter:

Lonna Thelen, Principal Planner, Planning and Development

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[ZC\\_ORD\\_EntCreditUnion](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone changee depiction](#)

[Vicinity Map.pdf](#)

[Staff Powerpoint - Ent Credit Union - LT](#)

[CPC Staff Report Ent Credit Union](#)

[FIGURE 1 - Development Plan](#)

[FIGURE 2 - Project Statement](#)

[FIGURE 3 - Public comment](#)

[FIGURE 4 - PlanCOS Typology Map](#)

[OrnerSupportLetter](#)

[7.5.603.B Findings - ZC](#)

[Draft EntFCU](#)

- 4B.E.** [CPC DP 18-00135](#) Ent Credit Union Development Plan illustrating a 5,280 square foot financial Institution on 1.25 acres.

(Quasi-Judicial)

Related Files: CPC ZC 18-00134, AR NV 19-00232

Presenter:

Lonna Thelen, Principal Planner, Planning and Development

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[FIGURE 1 - Development Plan](#)

[7.5.502.E Development Plan Review](#)

**4B.F.** [AR NV](#)  
[19-00232](#)

Ent Credit Union nonuse variance allowing an 11.5 foot retaining wall in the rear yard setback where a 6 foot retaining wall is allowed per City Code.

(Quasi-Judicial)

Related Files: CPC ZC 18-00134, CPC DP 18-00135

Presenter:

Lonna Thelen, Principal Planner, Planning and Development

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[FIGURE 1 - Development Plan.pdf](#)

[7.5.802.B Nonuse Variance](#)

**4B.G.** [CPC PUZ  
19-00020](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 29.9 acres located south of Ridgeline Drive and north of Black Squirrel Creek, changing the zoning from A/cr/PUD (Agricultural with Conditions of Record and Planned Unit Development) to PUD (Planned Unit Development: Single-Family Residential, 2-3.49 dwelling units per acre, and a 35-foot maximum building height limit).

(QUASI-JUDICIAL)

Related File: CPC PUP 19-00021

Presenter:

Peter Wysocki, Director Planning and Community Development

Daniel Sexton, Senior Planner, Planning and Community Development

**Attachments:**

[ZC\\_ORD\\_FarmFiling7](#)

[Exhibit A - Legal Description](#)

[Exhibit B - PUD Zone Change Exhibit](#)

[Vicinity Map](#)

[FarmFiling7\\_Staff-Presentation](#)

[CPC Report\\_FarmFL7](#)

[FIGURE 1 - PUD Zone Change Exhibit](#)

[FIGURE 2 - PUD Concept Plan](#)

[FIGURE 3 - Project Statement](#)

[FIGURE 4 - Context Map](#)

[FIGURE 5 - PlanCOS Vision Map](#)

[FIGURE 6 - PlanCOS Vibrant Neighborhoods Framework Map](#)

[USArmyCorpofEngineers\\_Letter](#)

[7.5.603.B Findings - ZC](#)

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

[Draft\\_FarmFiling7\\_minutes](#)

**4B.H.** [CPC PUP  
19-00021](#)

A PUD concept plan for the Farm Filing 7 project illustrating a single-family detached residential development at 2-3.49 dwelling units per acre and access off Ridgeline Drive, located south of Ridgeline Drive and north of Black Squirrel Creek.

(QUASI-JUDICIAL)

Related File: CPC PUZ 19-00020

Presenter:

Peter Wysocki, Director Planning and Community Development

Daniel Sexton, Senior Planner, Planning and Community Development

**Attachments:**

[FIGURE 2 - PUD Concept Plan](#)

[7.3.605 PUD Concept Plan](#)

[7.5.501.E Concept Plans](#)

**4B.I.** [CPC PUZ  
18-00131](#)

An ordinance amending the zoning map of the City of Colorado Springs relating to 25,000 square feet of land located on the north side of E. Boulder St. between N. Weber St. and N. Wahsatch Ave from R4 (Multi-Family Residential) to PUD (Planned Unit Development: Multi-Family Residential, - 37 dwelling units per acre, and a 40-foot maximum building height).

(QUASI-JUDICIAL)

Related File: CPC PUD 18-00132

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

**Attachments:**

[ZC\\_ORD\\_326EBoulderSt](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Rezone](#)

[Vicinity Map - 326 E Boulder Apartments](#)

[326 E Boulder Council Presentation 062519](#)

[326 E Boulder CPC Report](#)

[Figure 1 - Development Plan](#)

[Figure 2 - Project Statement](#)

[Figure 3 - Zoning Map](#)

[Figure 4 - Stakeholder Comments](#)

[Figure 5 - Response to Stakeholders](#)

[Figure 6 - PlanCOS Vision Map](#)

[Figure 7 - Parking Demand Table](#)

[Figure 8 - Historic Aerials Regarding Parking Demand](#)

[7.5.603.B Findings - ZC](#)

[326 E Boulder CPC Presentation 041819](#)

[Draft 326 E Boulder Apt minutes](#)

**4B.J.** [CPC PUD  
18-00132](#)

A PUD Development Plan illustrating a new 16 unit apartment building and associated improvements on the eastern 15,000 square foot portion of the site which is located on the north side of E. Boulder St. between N. Weber St. and N. Wahsatch Ave.

(QUASI-JUDICIAL)

Related File: CPC PUZ 18-00131

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

**Attachments:**

[Figure 1 - Development Plan](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)



**4B.K.** [CPC ZC  
18-00180](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to .93 acres located at the southwest corner of North Cascade avenue and Buchanan Street, changing the zoning from PUD (Planned Unit Development) to C-6/CR (General Business with Conditions of Record).

(QUASI-JUDICIAL)

Related File: CPC DP 18-00181

Presenter:

Morgan Hester, Principal Planner, Planning and Development  
Peter Wysocki, Planning and Community Development Director

**Attachments:**

[ZC ORD NovakBusinessPark](#)

[Exhibit A](#)

[Exhibit B](#)

[Novak Business Park - City Council](#)

[Vicinity Map](#)

[CPC Staff Report - Novak Business Park](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Re-zone Exhibit](#)

[Figure 3 - Novak Business Park DP](#)

[Figure 4 - Resident Letter](#)

[Figure 5 - Penrose ASC Parking Improvements](#)

[Figure 6 - Zoning Map-Overlay Zone](#)

[Figure 7 - Thriving Economy Framework](#)

[7.5.603.B Findings - ZC](#)

[Draft NovakBusinessPark minutes](#)

**4B.L.** [CPC DP  
18-00181](#)

The Novak Business Park Development Plan for construction of a 14,400 square foot office and warehouse development located at the southwest corner of North Cascade Avenue and Buchanan Street.

(QUASI-JUDICIAL)

Related File: CPC ZC 18-00180

Presenter:

Mike Schultz, Principal Planner, Planning and Development  
Peter Wysocki, Planning and Community Development Director

**Attachments:** [Figure 3 - Novak Business Park DP](#)  
[7.5.502.E Development Plan Review](#)

## **5. Recognitions**

**5.A.** [19-296](#)

A Resolution Designating July as National Park and Recreation Month

Presenter:

Karen Palus - Parks, Recreation and Cultural Services Director

**Attachments:** [062519 - 2019 Park and Rec Month Resolution](#)

## **6. Citizen Discussion**

## **7. Mayor's Business**

## **8. Items Called Off Consent Calendar**

## **9. Utilities Business**

## **10. Unfinished Business**

## **11. New Business**

- 11.A. [19-286](#) An ordinance excluding certain property from the Interquest North Business Improvement District.

(Quasi-judicial)

Presenter:

Carl Schueler, Manager, Comprehensive Planning

**Attachments:**

[InterquestNorthBIDExclusionORD-2019-05-22](#)

[Exhibit A INBID Petition for Exclusion of Property](#)

[Exhibit B INBID Notice of Exclusion 2019](#)

[Attachment 1 INBID Exclusion Transmittal Letter](#)

[Attachment 2 PUDmap Scheels](#)

[Attachment 3 IQN analysis](#)

[Attachment 4- June 6, 2019 Letter to Colo Springs Council-INBID Exclusion-6Ju](#)

[Attachment 5- June 17, 2019 email RE Scheels Interquest BID exclusion](#)

[Attachment 6- Certificate of Mailing Notice of Exclusion - INBID 2019](#)

[Power-Point- Interquest North BID 2019 Exclusion](#)

- 11.B. [18-0230](#) A Resolution approving the City Council's 2020 strategic plan pursuant to City Charter §3-10(C) to provide for the future of the City and for the Mayor's consideration in the development of the 2020 municipal administrative budget

Presenter:

Council President Jill Gaebler, Chair, City Council Strategic Planning Committee

**Attachments:**

[061019 Resolution Council 2020 Strategic Plan](#)

[Final Exhibit A\\_Council Strategic Plan Draft 6-19-19](#)

## **12. Public Hearing**

12.A. [AR R  
19-00141](#)

An appeal of Planning Commission's action to approve an appeal and overturn the administrative approval of a non-use variance to allow 37 parking stalls where 44 are required by Code at 1645 and 1647 S. Tejon St.

(QUASI-JUDICIAL)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

**Attachments:**

[1645 S Tejon Appeal - NES CPC appeal form](#)

[1645 S Tejon Appeal - NES Statement](#)

[CPC Staff Report 1645 S Tejon Appeal](#)

[FIGURE 1 - 1645 S Tejon Commercial Center Site Plan APPROVED 041219](#)

[FIGURE 2 - 1645 S Tejon Commercial Center Revised Project Statement](#)

[FIGURE 5 - Edelweiss Restaurant Appeal Statement](#)

[FIGURE 7 - Zoning Exhibit](#)

[FIGURE 8 - Stakeholder Comments](#)

[FIGURE 9 - 1997 ROD for Parking Variance](#)

[FIGURE 10 - Blue Star Building Approval Letter 041219](#)

[FIGURE 11 - 1645 S Tejon Record of Decision Parking 041219](#)

[CPC Appellant 2 Edelweiss AdditionalInfo](#)

[CPC Appellant 2 Parking Power Point \(Edelweiss\)](#)

[CPC Appellant 2 Edelweiss ClosingStatement](#)

[1645STEjonSt Correspondence](#)

[EmmaLouSkiffington\\_email](#)

[MarkScofield\\_email](#)

[Ivywild News blast 1645 S. Tejon](#)

[7.5.802 Nonuse Variance](#)

[7.5.906 \(B\) Planning Commission Appeal](#)

**13. Added Item Agenda**

**14. Executive Session**

**15. Adjourn**