

Quick Facts

- Applicant**
Matrix Design Group
- Property Owner**
Space Village Industrial, LLC
- Developer**
The Equity Group
- Address / Location**
0 Highway 94
7560 & 7520 Space Village Ave
- TSN(s)**
5408000054, 5408002009, 5408002018
- Zoning and Overlays**
Current: BP AP-O APZ2
Proposed: MX-M AP-O APZ2
- Site Area**
7.04 acres
- Proposed Land Use**
Commercial / Office
- Applicable Code**
UDC

Project Summary

The application includes a Zoning Map Amendment (Rezoning) and Land Use Plan. The applicant is requesting the existing zone be changed from BP/APZ-2/AP-O (Business Park / Accident Protection Zone 2 with airport Overlay) to MX-M/APZ-2/AP-O (Mixed-Use Medium Scale / Accident Protection Zone 2 with Airport Overlay) zone district; for a 7.04-acre site located southwest of Hwy 94 and Marksheffel Road. The Land Use Plan illustrates that the 7.04 acres land use will change from Industrial / Office to Commercial / Office.

File Number	Application Type	Decision Type
ZONE-24-0002	Zoning Map Amendment	Quasi-Judicial
LUPL-24-0002	Land Use Plan	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	The Space Village Addition No. 1	2022
	Banning Lewis Ranch #1	1988
Subdivision	Reagan Ranch Industrial Filing No. 1	Under Review
Master Plan	Reagan Ranch Industrial Land Use Plan	Under Review
	(Former) Reagan Ranch Mater Plan	Updated 2023
Prior Enforcement Action	N/A	N/A

Site History

The property fronts on Highway 94 to the north and Marksheffel Rd to the east. A portion of the site was part of a 21-acre annexation known as Space Village Addition No. 1 which occurred in 2022. The site is affected by Airport Overlay zoning and sub-overlay zoning due to its proximity to Colorado Springs Municipal Airport. The site is also subject to CDOT influence due to its adjacency to Hwy 94. This area was formerly in the Banning Lewis Ranch Master plan and later included into the Reagan Ranch Master Plan under file number CPC CP 20-00137-A1MJ21. The 2022 annexation expanded the industrial area on the northeast corner. There is no existing plat for these three parcels and a separate application is under review to establish a plat under file SUBD-24-0010.

Applicable Code

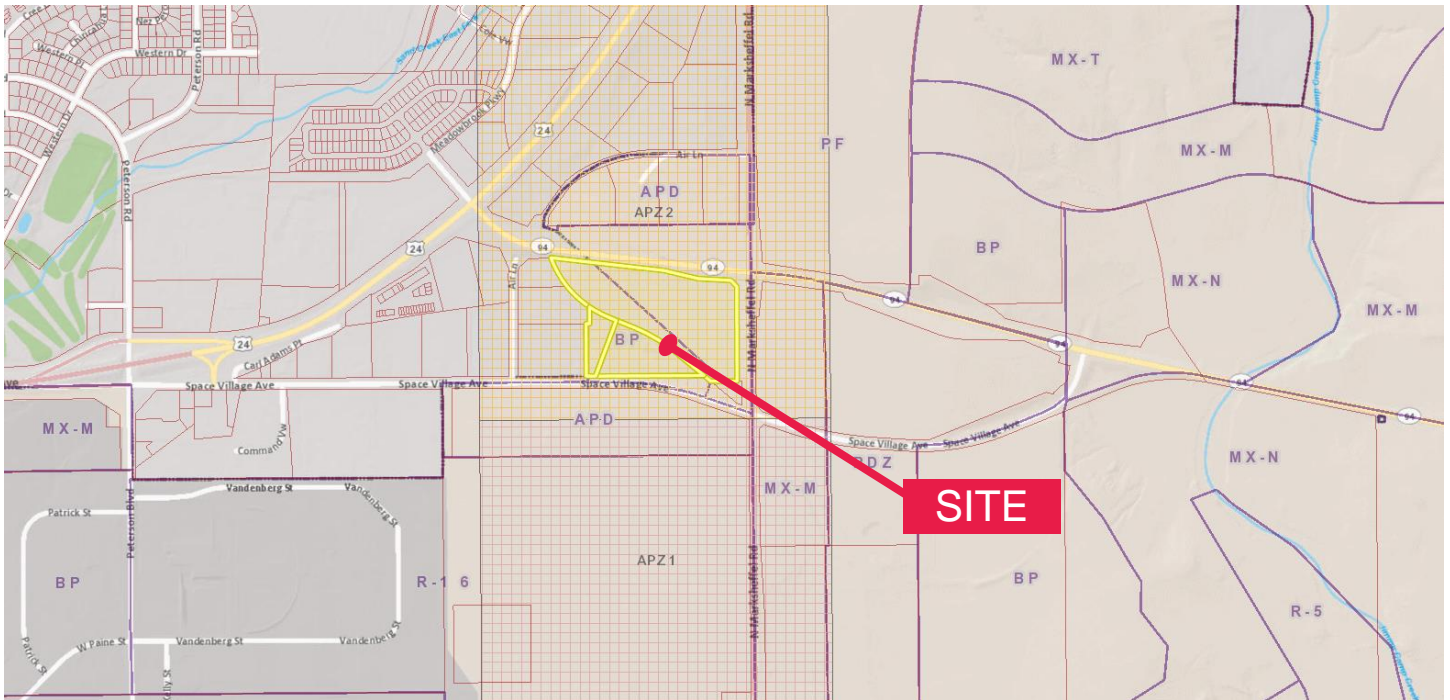
The subject application(s) were submitted after the implementation date (06/05/2023) of the ReTool project. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	APD	Vacant	City of Colorado Springs
West	BP	Vacant	City of Colorado Springs
South	APD	Peterson Space Force Base / Municipal Airport	City of Colorado Springs
East	MX-M	Vacant	City of Colorado Springs

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	2 (Internal Review / CPC Public Hearing)
Postcard Mailing Radius	1000'
Number of Postcards Mailed	13
Number of Comments Received	0 Comments

Timeline of Review

Initial Submittal Date	1/16/2024
Number of Review Cycles	3
Item(s) Ready for Agenda	4/11/2024

Agency Review

All agencies have recommended approval of the Zoning Map Amendment and Land Use Plan with additional comments to come at time of development plan application review.

Airport Advisory Commission

Airport staff recommends no objection with the following conditions:

- Avigation Easement: An avigation easement is required or provide proof of previous recording (book/page or reception number). Add avigation easement note to plat.
- Accident Potential Zone 2: The proposed residential development is outside the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District. Commercial and office use are permitted within APZ-2. Residential is prohibited in APZ-2.
- FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Zoning Map Amendment

Summary of Application

The site to be rezoned is 7.04-acres and affects two un-platted parcels of land that front on Hwy 94 and Marksheffel Rd. The current zoning of the site is BP / APZ-2 / AP-O (Business Park / Accident Protection Zone 2 with Airport Overlay) which is governed by the Airport Advisory Commission. The overall BP zone encompasses 3 properties owned by the applicant totaling approximately 28 acres. The request is to rezone the property to MX-M / APZ-2 / AP-O (Mixed-Use Medium Scale / Accident Protection Zone with Airport Overlay), which would allow more commercial uses as opposed to more industrial uses under the current zone. The site is part of an existing master plan / concept area known as Reagan Ranch which the proposal does not comply with. This is why the applicant is required to include a new Land Use Plan application in conjunction with the rezone. Per the applicants' project statement (see 'Project Statement' attachment), they will maintain 21.04 acres of the BP area to the west per their original plan with the intent to do industrial / office related uses. The MX-M area will be used for commercial / office uses, which will align with the futures uses of properties to the east. The revised area is still subject to the AP-O / APZ2 which further regulates land use on this site.

Application Review Criteria

UDC Code Section 7.5.704

An application for an amendment to the zoning map shall be subject to the following criteria of approval:

1. *The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan.*

The application is in conformance with the Colorado Springs Comprehensive Plan.

2. *The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.*

The proposed application will not be detrimental to the public interest, health safety, convenience, or general welfare. Any future land use will be subject to review of a development plan and subject to the review criteria and standards of the MX-M zone district as well as the APZ-2 and AP-O overlays. Additionally, the zone is compatible with the surrounding area including land use and zoning. The proposal still provides an overall development consistency with the overall Reagan Ranch Plan.

3. *The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).*

The proposal is consistent with the Colorado Springs Comprehensive Plan and the overall intent for the Reagan Ranch planned area. The proposed uses within the MX-M are mostly compatible within the APZ-2 / AP-O overlays subject to review by the AAC.

4. *If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.*

The master plan for this area is being amended through Land Use Plan application. The proposed MX-M zone will be compatible with as it directly conforms to the MX-M properties to the east. And the zone provides a transitions / buffer to the BP zone properties to the west.

5. *If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.*

There is no negative impact on surrounding property owners.

6. *If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).*

The zone change application is supported by the land use plan.

7. *The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.*

The Land Use Plan intended for Industrial / Office uses are consistent with the BP zoning and the Commercial / Office Uses are consistent with the proposed MX-M zoning.

8. *If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702(Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.*

N/A

9. *If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.*

N/A

10. *Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)). (Ord. 23-03)*

The MX-M zone may require a land use plan which is provided that identifies the percentage of land to be utilized by nonresidential uses. Any use specific standards are to be considered at time of development plan review.

After evaluation of the Zoning Map Amendment Application for Reagan Ranch Industrial, the application meets the review criteria.

Land Use Plan

Summary of Application

The Land Use plan request is for a 7.04-acre site to change land uses from office / industrial to commercial / office. The uses would further be defined by the MX-M zone that fit within the commercial / office designation. The property would have two access points including a right-in / right-out off Marksheffel Rd and one full access off of Space Village Avenue. The remainder of the land including 21.04-acres would remain as industrial / office with two full access points off Space Village Avenue.

Application Review Criteria

If the Land Use Plan is submitted in connection with an application to establish a zone district or to change zone district boundaries shall be reviewed based on the following criteria:

a. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;

This application is in conformance with the Colorado Springs Comprehensive Plan.

b. Consistency with development standards of the zone district in which the property is located, or would be located after a requested zone district change;

The proposed Commercial / Office designated land uses are allowed within the proposed MX-M zone district. Final design requirements will be reviewed with a development and subject to the development standards of the MX-M zone as set forth in the Code. As the site is located adjacent to HWY 94 future development is subject to review by CDOT. In addition, the site is within the APZ-2 and AP-O overlays, so future development is also subject to review by AAC.

c. Compatibility with the land uses and development intensities surrounding the property;

The site is directly adjacent to other MX-M zoned property and BP. The property conforms to the surroundings and is part of an overall development pattern intended for this area as identified in the Reagan Ranch Industrial Land Use Plan and the Reagan Ranch Master Plan.

d. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;

There is no negative impact anticipated as the proposal is consistent with the proposed development pattern. The overall development is surrounded by the Peterson Space Force Base, Vacant Land and other City property.

e. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;

The Land Use Plan and Traffic Study identifies 1 access point (right-in / right-out) off Marksheffel Rd and 3 full movement access points off Space Village Ave. Traffic engineering has reviewed this application and recommended approval.

f. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;

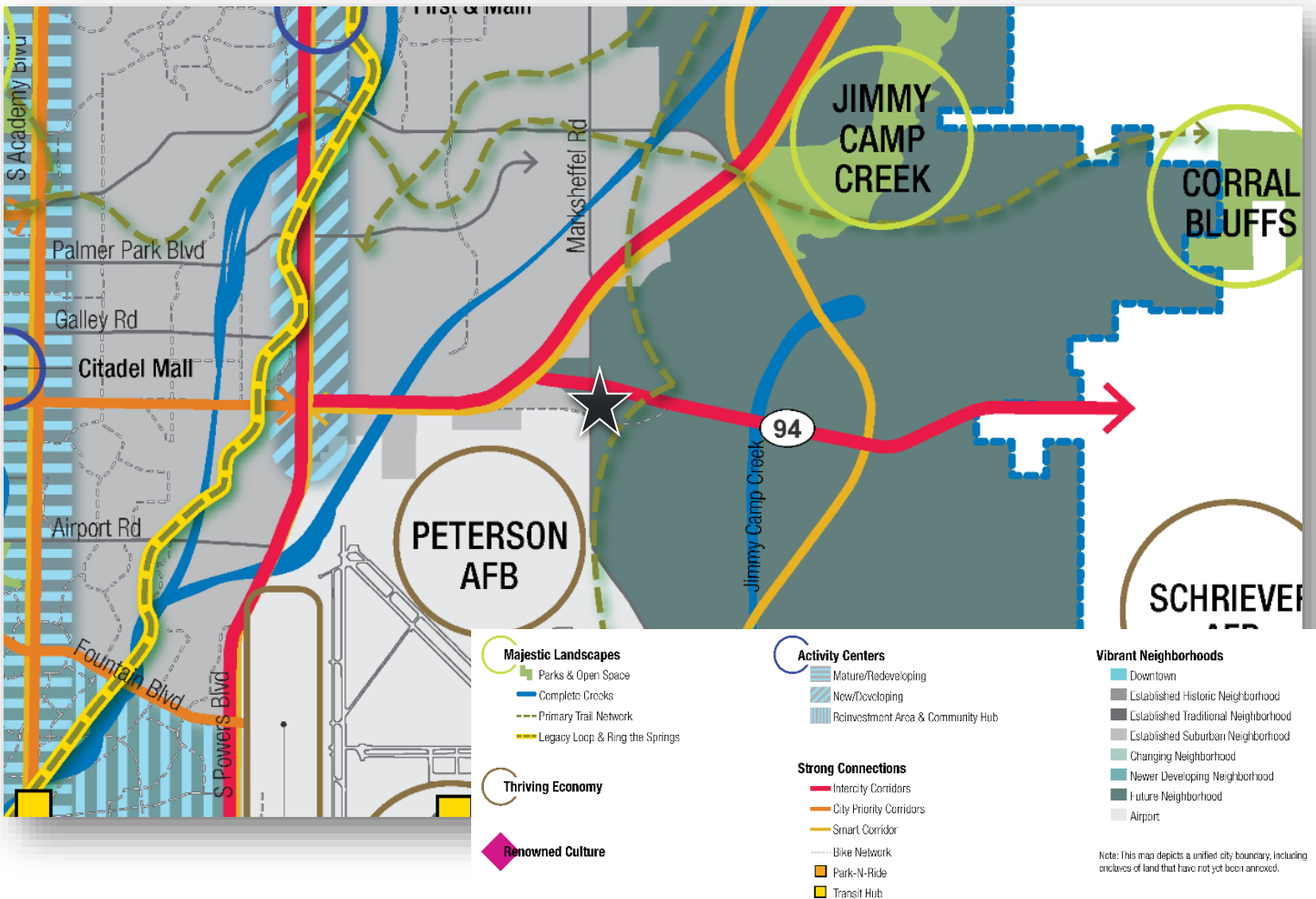
All relevant departments have been in review of the Reagan Ranch Development as well as the amendments. There are no issues with capacity of the existing streets, utilities, parks, schools, and other public facilities.

g. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

The Reagan Ranch Plan was designed to meet airport requirements and provide compatibility and transitions between uses. Due to the existing APZ-2 Overlay, the property was split with commercial and industrial uses designated for properties in the more intense airport sub-overlays. For the Reagan Ranch Industrial Land Use Plan residential uses are permitted due to the APZ2 designation.

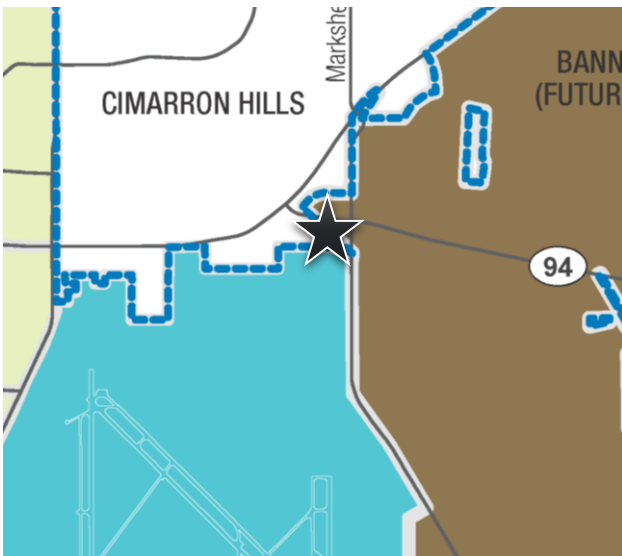
After evaluation of the Land Use Plan Application for Reagan Ranch Industrial, the application meets the review criteria.

PlanCOS Vision



The PlanCOS Vision map defines the main components of vision of the comprehensive plan. These high-level components include Vibrant Neighborhoods, Activity Centers, Majestic Landscapes, Thriving Economies, Strong Connections, and Renowned Culture. The subject site (identified by a black star) is located within a Future Neighborhood typology (PlanCOS Chapter 2). Planning efforts and development patterns are guided by privately initiated plans which in this case is the Reagan Ranch related plans. The City should strive to create development that connect and create compatibility with existing surrounding land uses while promoting neighborhood designs that provide long-term positive impacts.

To also support this typology the overall development should create pedestrian connectivity via walkways and trails. PlanCOS provides a couple of opportunities for trails and pathways for pedestrian connectivity. Chapter 3 (Unique Places) identifies this site under the Region Employment and Visitor Centers Typology which is also supported by Chapter 4 (Thriving Economy). These areas are intended to draw in large employers and service areas opportunities that support neighborhoods. The City should encourage development along corridors the emphasizes placemaking. The applicants plan provides additional employment opportunities near a future residential area further to the east.



Predominant Typology

- Downtown
- Newer Developing Neighborhood
- Changing Neighborhood
- Established Historic Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Airport
- Future Neighborhood

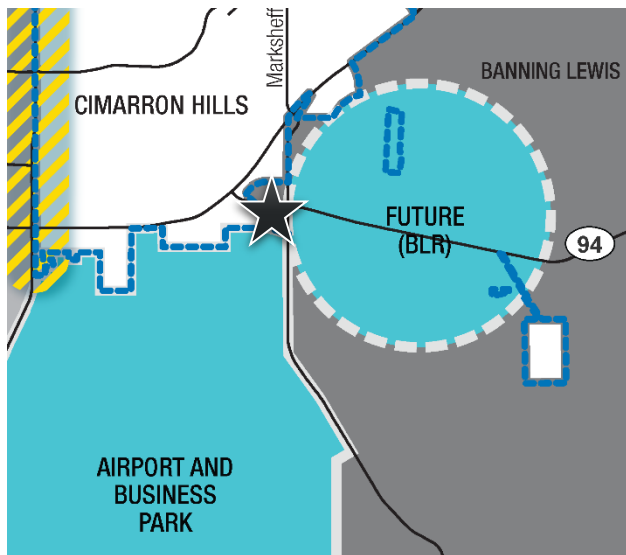
Vibrant Neighborhoods

Goal VN-1 Everyone in a Neighborhood:

- Policy VN-1 Prioritize effective and up to date neighborhood plans.
 - o Strategy VN-1.A-1: Update outdated plans.
 - o Strategy VN-1.A-2: Amend zoning to implement Neighborhood Plans

Goal VN-2 Housing for All:

- Policy VN-2.A Incorporate common desired neighborhood elements
 - o Strategy VN-2.A-3: Provide a variety of housing styles and size serving a range of demographic sectors



Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub

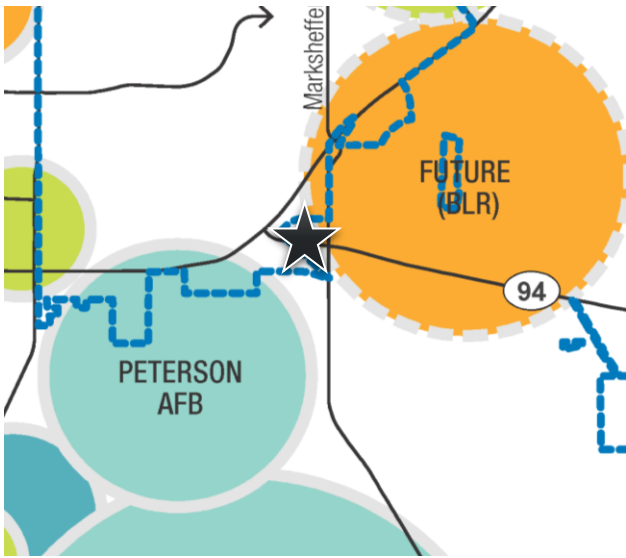
Unique Places

Goal UP-1 Be a City of Places:

- Policy UP-1.A: Emphasis Placemaking
 - o Strategy UP-1.A-2: Evaluate new and redeveloping land uses related to new activity centers
 - o Strategy UP-1.A-4: Plan and design activity centers to support and integrate multimodal transportation

Goal UP-4 Focus on Corridors and Centers

- Policy UP-4.A: Encourage development patterns along existing corridors



Thriving Economy

Goal TE-1 Brand as the Best:

- Policy TE-1.A: Preserve and strengthen key economic sectors
- Policy TE-1.C: Leverage livability as an economic driver

- o Continue supply of housing conveniently located near hubs of employment

Goal TE-2 Expand Our Base

- Policy TE-2.A: Preserve and strengthen city's icons
- o Provide attainable and housing conveniently located near hubs of employment

Predominant Typology

- Cornerstone Institutions
- Life and Style
- Spinoffs and Startups
- Industry Icons
- The Experience Economy
- Critical Support
- City Boundary
- Interstate 25
- Major Roads

Statement of Compliance

ZONE-24-0002

After evaluation of the Zoning Map Amendment from BP/APZ-2/AP-O (Business Park / Accident Protection Zone 2 with Airport Overlay) to MX-M/APZ-2/AP-O (Mixed-Use Medium Scale / Accident Protection Zone 2 with Airport Overlay) for Reagan Ranch Industrial the application meets the review criteria.

LUPL-24-0002

After evaluation of the Land Use Plan for Reagan Ranch Industrial the application meets the review criteria.