

# 535 East Costilla Street Multi-Family

ZONE-22-0019 and COPN-22-0019

City Council

Public Hearing

April 12, 2023

Matthew Alcuran, Planner II





# SITE LOCATION





# BACKGROUND

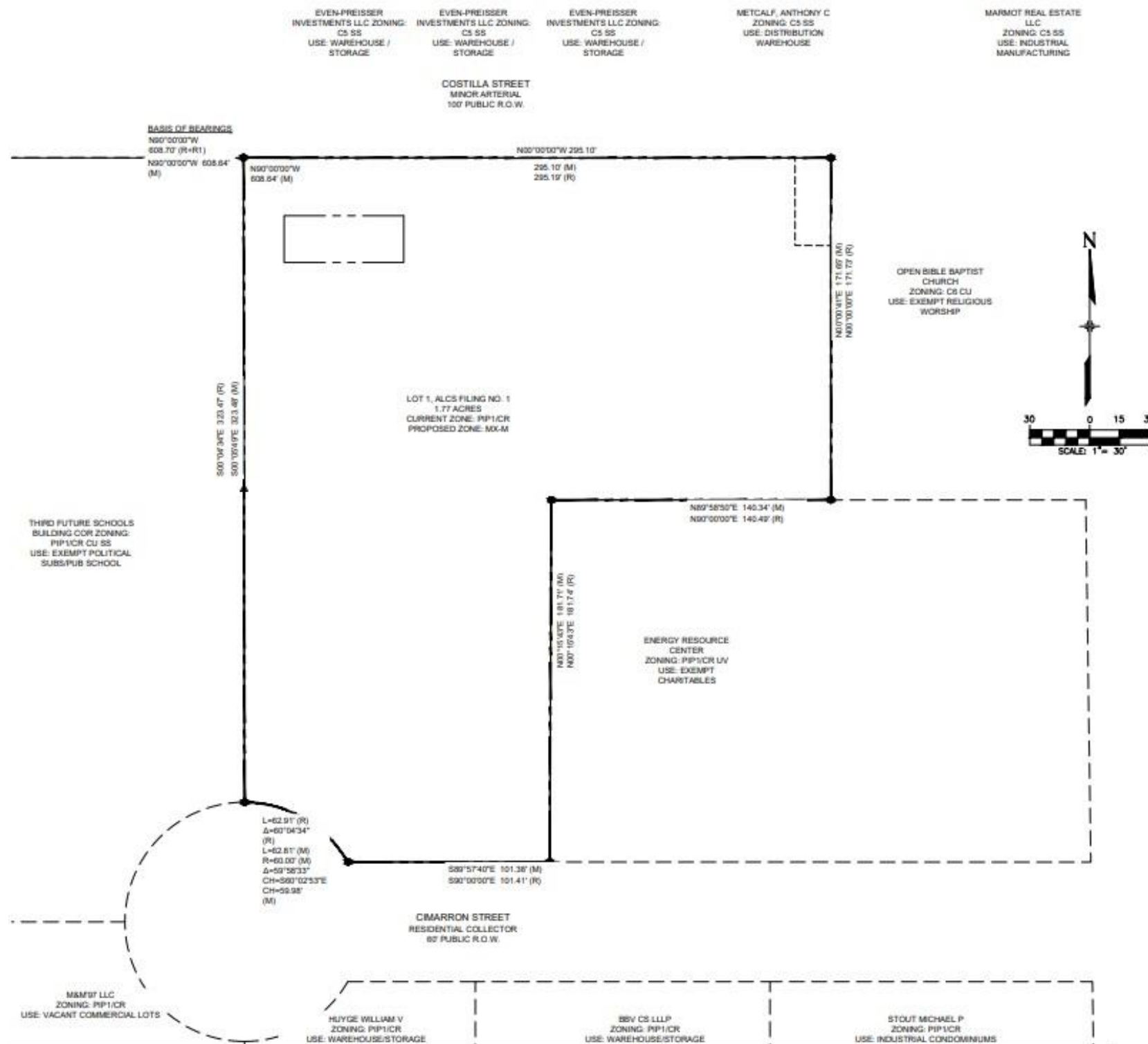


- Site Address: 535 East Costilla Street
  - Zoned PIP-1/CR (Planned Industrial Park/Condition of Record) and includes eight (8) single-story modular classrooms with open space to the east.
- Subdivision: This property is currently platted as Lot 1 A.L.C.S. Filing No. 1.
- Master Plan/Designated Master Plan Land Use: The project site is part of the Shooks Run Redevelopment Plan.
- Annexation: The subject property was annexed into the City on September 1, 1872, under the Town of Colorado Springs.
- Zoning Enforcement Action: None

# BACKGROUND



## ZONE CHANGE EXHIBIT B LOT 1, ALCS FILING NO. 1, EL PASO COUNTY, COLORADO



- The proposed zone change will amend the property's zone designation to change from PIP-1/CR (Planned Industrial Park/Condition of Record) to MX-M (Mixed-Use Medium Scale) for future development of multi-family residential units.



# BACKGROUND



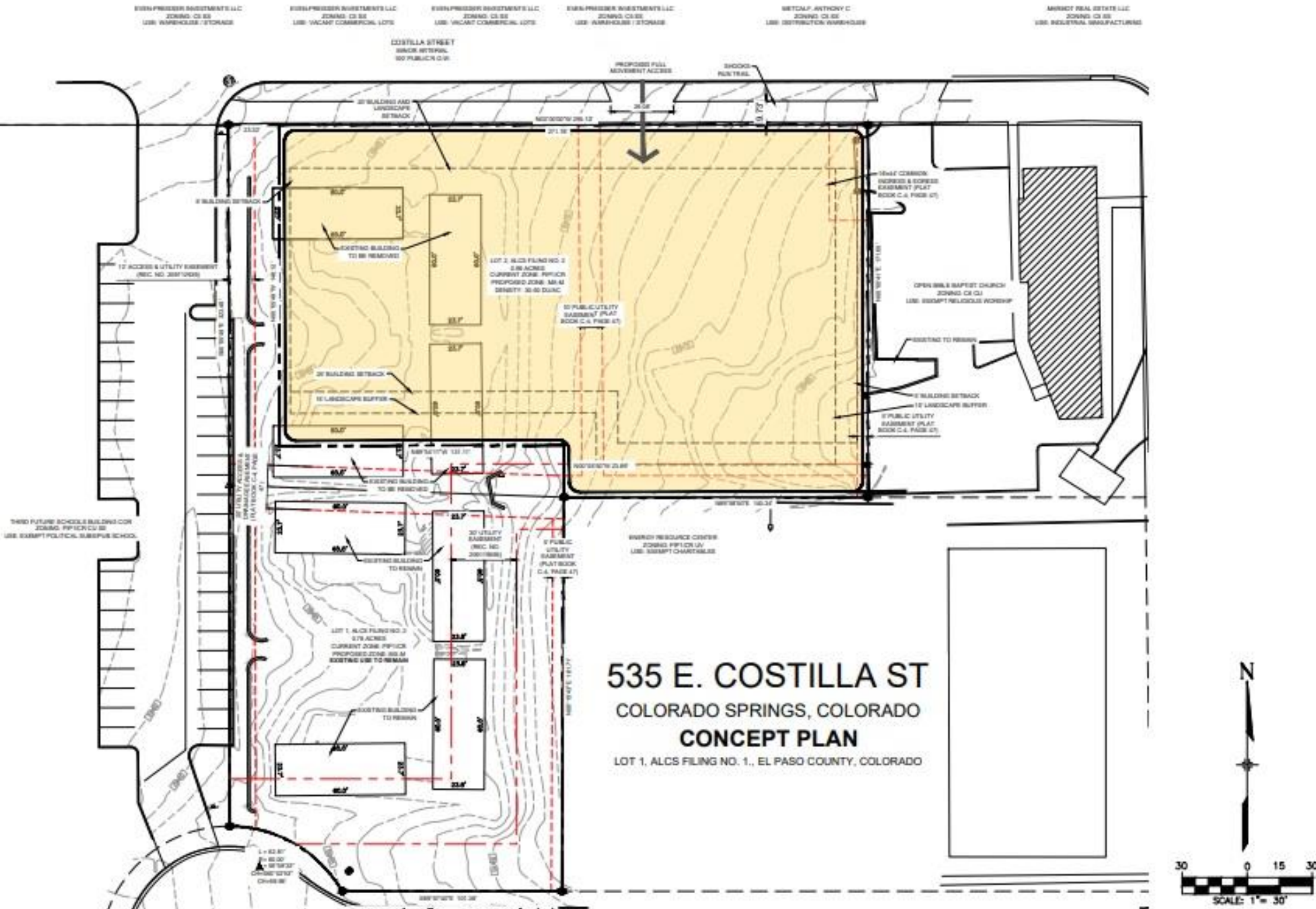
- The proposed zone change also includes a request to remove the existing Condition of Record under Ordinance No. 80-91.



# BACKGROUND



The proposed proposes a multi-family residential development consisting of approximately 30-40 dwelling units per acre. The project site is 1.779 acres in size. A multi-family residential use is a permitted use in the MX-M (Mixed-Use Medium Scale) zone district, pursuant to the City's newly adopted Unified Development Code (UDC).



# STAKEHOLDERS

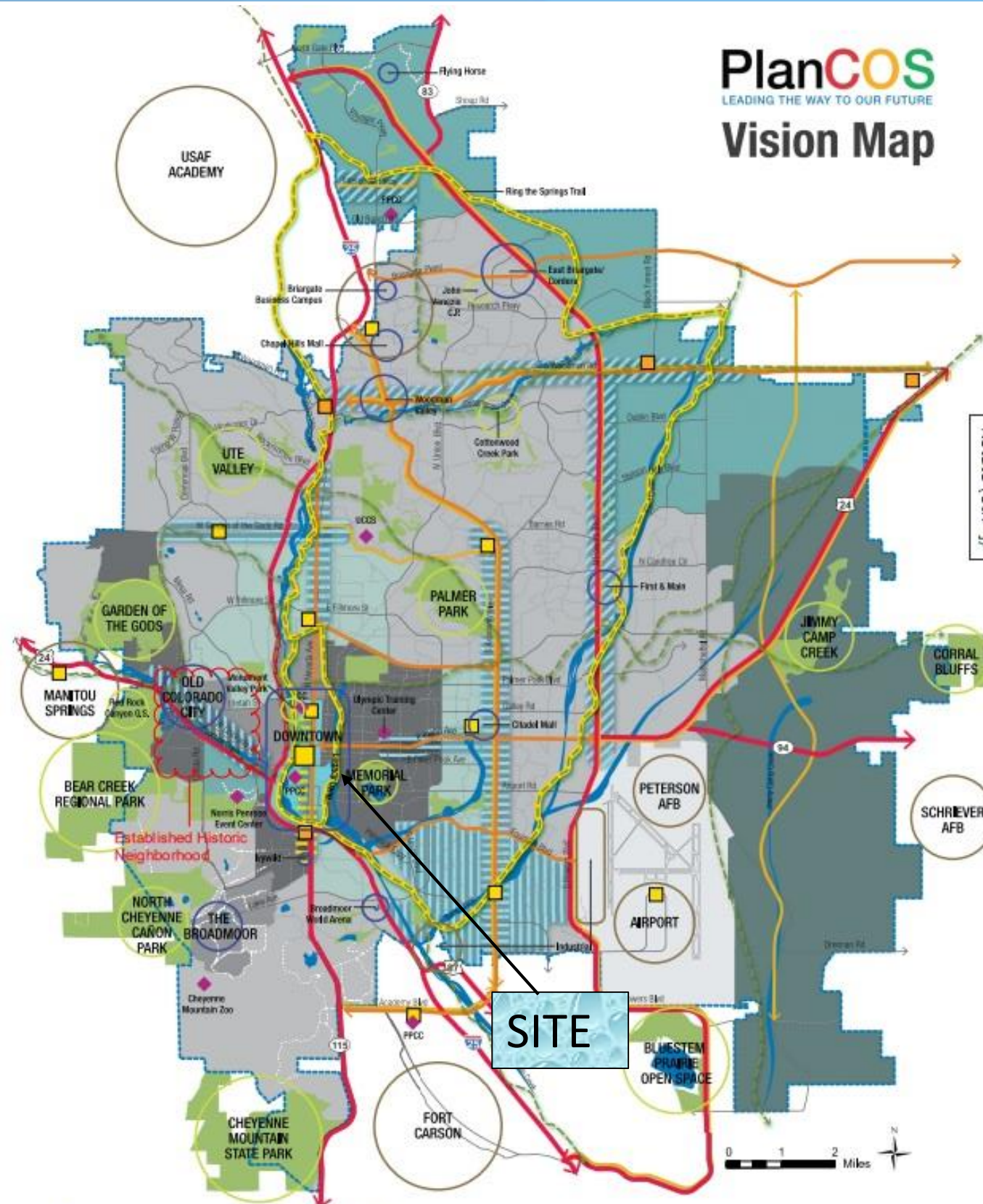


## – **Public Notification**

- Internal Review/ Public Hearing
  - City Planning noticed 180 property owners
- The public process included public notice provided to 180 property owners within 1,000 feet of the site on three occasions: during the internal review stage, a second posting for the Planning Commission hearing and a third for the City Council hearing. The site was also posted on those three occasions. Two public comments received during the zone change and concept plan review process citing concerns of dust created by the concrete batch plant to the north and the request to keep open space. Staff advised the resident that this is a demolition of existing school buildings and on private property. No further public comments were received.
- Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater, City Parks and Recreation, Engineering, City Traffic, City Fire, and Police. Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review. This application is not within the two-mile buffer for military notification.



# PlanCOS



Established  
Traditional  
Neighborhood



# RECOMMENDATION



- **ZONE-22-0019**
- Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 1.779 acres from PIP-1/CR (Planned Industrial Park/Condition of Record) to MX-M (Mixed-Use Medium Scale), based upon the findings that the change of zone request complies with the zone change criteria as set forth in City Code Section 7.5.603(B).
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- **COPN-22-0019**
- Approve a concept plan application proposing multi-family residential development with a density of 30-40 dwelling units per acre, based upon the findings that the request meets the review criteria for approving a concept plan, as set forth in City Code Section 7.5.501(E).
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- **..Summary of Ordinance Language**
- An ordinance amending the zoning map of the City of Colorado Springs relating to 1.779 acres located at the southwest corner of East Costilla Street and South El Paso Street from PIP-1/CR (Planned Industrial Park/Condition of Record) to MX-M (Mixed-Use Medium Scale).





**QUESTIONS?**