



# 980 Dublin Blvd – Zoning Map Amendment

CITY COUNCIL

REGULAR MEETING – NOVEMBER 25, 2025



# 980 DUBLIN BLVD REZONE

## QUICK FACTS

### Location

980 Dublin Blvd

### Zoning and Overlays

Current: PF/SS-O/AF-O (Public Facilities with Streamside and United States Air Force Academy Overlays)

Proposed: MX-M/SS-O/AF-O (Mixed-Use Medium Scale with Streamside and United States Air Force Academy Overlays)

### Site Area

3.41 Acres

## APPLICATIONS

Zone Change with Land Use Statement

## VICINITY MAP



# 980 DUBLIN BLVD REZONE

## PROJECT SUMMARY

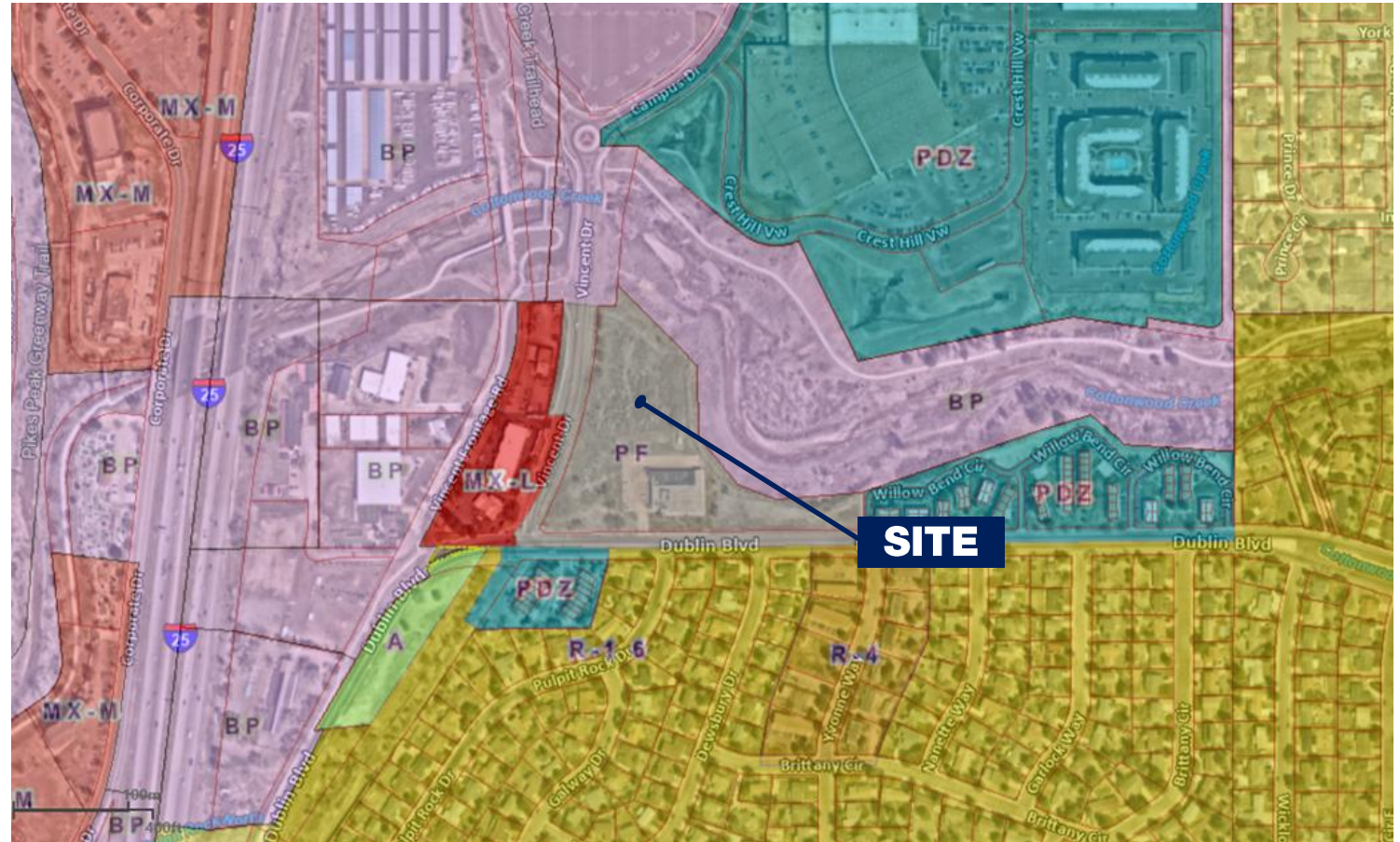
File #(s):

ZONE-25-0016

Project Proposal:

Rezone undeveloped section of existing lot to allow for future development potential.

## SITE PLAN



# TIMELINE OF REVIEW

Initial Submittal Date

June 3, 2025

Number of Review Cycles

3 cycles for the Zone Map Amendment application

Item(s) Ready for Agenda

August 27, 2025

# STAKEHOLDER INVOLVEMENT

## PUBLIC NOTICE

|                                                             |                                                                                               |
|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Public Notice Occurrences<br>( <i>Posters / Postcards</i> ) | Initial submittal; Prior to Planning Commission Hearing, Prior to City Council Public Hearing |
| Postcard Mailing Radius                                     | 1,000 feet                                                                                    |
| Number of Postcards Mailed                                  | 233 Postcards                                                                                 |
| Number of Comments Received                                 | 3 Comments Received                                                                           |

## PUBLIC ENGAGEMENT

- Comments were centered around, traffic and safety concerns

# AGENCY REVIEW

## **Traffic Engineering**

Traffic Engineering did not have any comments regarding this application

## **City Surveyor**

All Surveyor comments have been addressed.

## **City Engineering**

All Engineering comments have been addressed.

## **USAFA**

Reviewed the project and provided comments to be addressed during the platting process. Will be included in any future development proposals.

## **CSU**

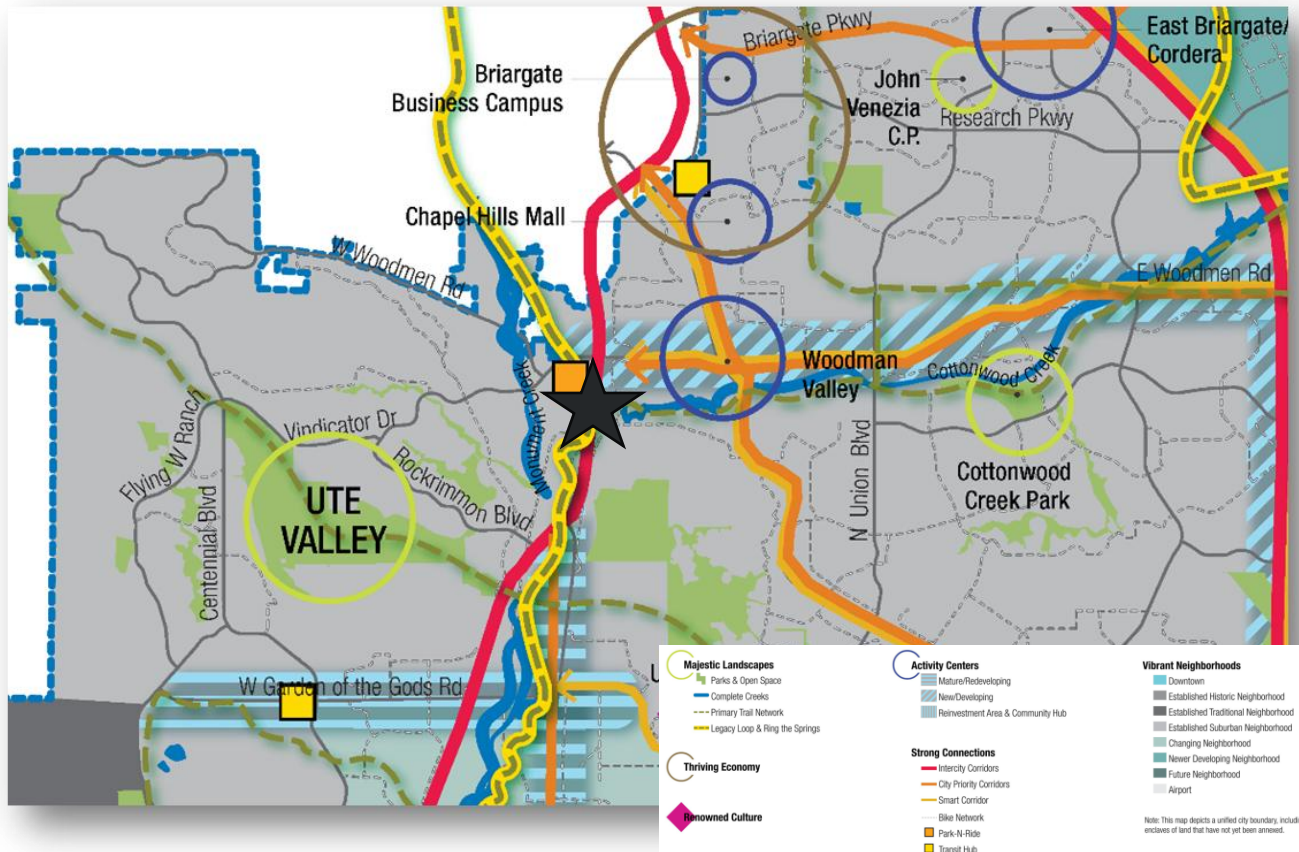
Colorado Springs Utilities did not have comments with this applicant, however, they noted that they will provide comments at the time of the development plan entitlement.

## **Parks / PLDO**

PLDO fees will be met by fees in lieu

# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE



## PlanCOS Compliance

- **Unique Places**

The subject property is located near the "Neighborhood Center" typology which is intended to support existing land uses and encourage appropriate redevelopment efforts. The proposed Zone Map Amendment and Land Use Statement fulfill this typology through the following policies and strategies:

- *Strategy UP-4.C-1: Support additional mixing and integration of land uses as zoning use-by-right or administrative approval.*

# APPLICATION REVIEW CRITERIA

## 7.5.704 Zoning Map Amendment

### Criteria for Approval

1. *The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).*
2. *The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.*
3. *The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).*
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.*
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.*
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).*
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.*

# APPLICATION REVIEW CRITERIA

## 7.5.704 Zoning Map Amendment

### Criteria for Approval

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.*
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.*
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))*

## Statement of Compliance

### ZONE-25-0016

After evaluation of the Zone Map Amendment (Rezone) application for the 980 Dublin Blvd Rezone project, staff finds the application meets the review criteria.

# PLANNING COMMISSION OPTIONAL MOTIONS

## Optional Motions

### ZONE-25-0016 – 980 Dublin Blvd Zoning Map Amendment

#### 1. Motion to Approve

Approve the Zoning Map Amendment of 3.41 acres from PF/SS-O/AF-O (Public Facilities with Streamside and United States Air Force Academy Overlays) to MX-M/SS-O/AF-O (Mixed-Use Medium Scale with Streamside and United States Air Force Academy Overlays) based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

#### 2. Motion to Deny

Deny the Zoning Map Amendment of 3.41 acres from PF/SS-O/AF-O (Public Facilities with Streamside and United States Air Force Academy Overlays) to MX-M/SS-O/AF-O (Mixed-Use Medium Scale with Streamside and United States Air Force Academy Overlays) based upon the findings that the request does not comply with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.



**Questions?**

