



Austin Bluffs Pump Station – Zone Map Amendment

CITY PLANNING COMMISSION
FORMAL MEETING – May 13th, 2026



Austin Bluffs Pump Station

QUICK FACTS

Address:

4625 Stanton Road

Location:

Northeast of UCCS

Zoning and Overlays

Current: R-E/PF/HS-O & PF/PDZ/HS-O

Proposed: PF/HS-O

Site Area

5.24 acres

Proposed Land Use

Major Utility (Water Tank)

APPLICATIONS

Zone Map Amendment with Land Use Statement

VICINITY MAP



Austin Bluffs Pump Station

PROJECT SUMMARY

File #:
ZONE-26-0004

Project Proposal:
Replace decommissioned water tank with
new five (5) million-gallon water tank

ZONE MAP

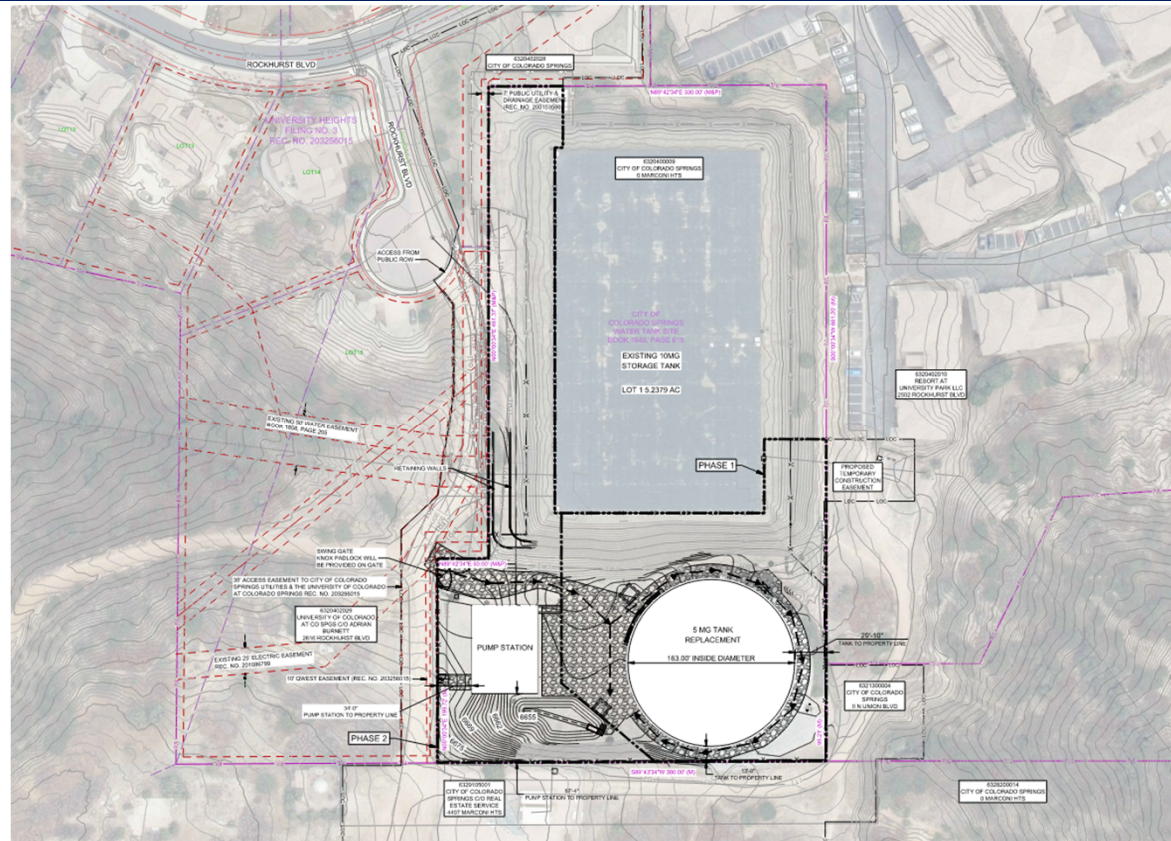


Austin Bluffs Pump Station

ADDITIONAL INFO

- The site has been in use for public utilities since the 1960's
- The existing facility is being decommissioned
- The University Park Master Plan shows this location as a City owned utility use
- Zone Map Amendment required to correct the split-zoned property

IN-PROGRESS DEVELOPMENT PLAN



TIMELINE OF REVIEW

Initial Submittal Date

02/17/2026

Number of Review Cycles

2 Reviews

Item(s) Ready for Agenda

April 19th, 2026

STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	45 Postcards
Number of Comments Received	0 Comments Received

PUBLIC ENGAGEMENT

- No comments received during the public notice period
- Prior to the administrative review public notice, a separate notice had already been sent for the related development plan

AGENCY REVIEW

Traffic Engineering

No comments received during review.

SWENT

No comments received during review.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

No comments received during review.

Fire

No comments received during review.

Police

No comments received during review.

Hillside Overlay District

No comments received during review.

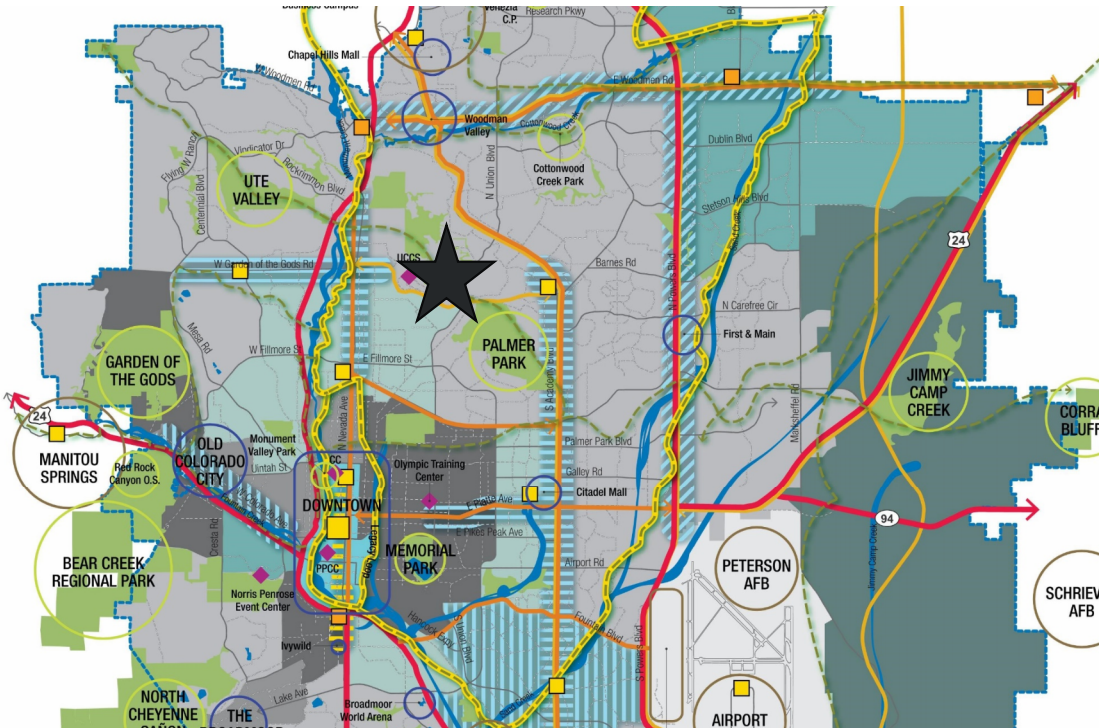
Licensed Surveyor

The City's Licensed Surveyor provided comments on this application, and all issues have been resolved.

PlanCOS COMPLIANCE

















PlanCOS MAP IMAGE

PlanCOS Compliance



This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

 SITE LOCATION

- Majestic Landscapes**
 -  Parks & Open Space
 -  Complete Creeks
 -  Primary Trail Network
 -  Legacy Loop & Ring the Springs
 - Thriving Economy**
 -  Renowned Culture
 - Activity Centers**
 -  Mature/Redeveloping
 -  New/Developing
 -  Reinvestment Area & Community Hub
 - Strong Connections**
 -  Intercity Corridors
 -  City Priority Corridors
 -  Smart Corridor
 -  Bike Network
 -  Park-N-Ride
 -  Transit Hub
 - Vibrant Neighborhoods**
 -  Downtown
 -  Established Historic Neighborhood
 -  Established Traditional Neighborhood
 -  Established Suburban Neighborhood
 -  Changing Neighborhood
 -  Newer Developing Neighborhood
 -  Future Neighborhood
 -  Airport
- Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

APPLICATION REVIEW CRITERIA

7.5.704: Zone Map Amendment

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, 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.
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-26-0004

After evaluation of the Austin Bluffs Pump Station Zone Map Amendment, the application meets the review criteria.

PLANNING COMMISSION MOTIONS



Optional Motions

ZONE-26-0004 – Austin Bluffs Pump Station – Zone Map Amendment

Motion to Approve

Recommend approval to the City Council of the zone change of 5.24 acres from R-E/PF/HS-O (Single-Family Estate and Public Facilities with Hillside Overlay) and PF/PDZ/HS-O (Public Facilities and Planned Development Zone with Hillside Overlay) to PF/HS-O (Public Facilities with Hillside Overlay) 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.

Motion to Deny

Recommend denial to the City Council of the zone change of 5.24 acres from R-E/PF/HS-O (Single-Family Estate and Public Facilities with Hillside Overlay) and PF/PDZ/HS-O (Public Facilities and Planned Development Zone with Hillside Overlay) to PF/HS-O (Public Facilities with Hillside Overlay) based upon the finding that the request does not comply with the criteria for a Zoning Map Amendment set forth in City Code Section 7.5.704.

