



## Quick Facts

**Applicant**

Joseph Menke

**Property Owner**

OC-1 Associates LP

**Developer**

Blackburn Communities

**Address / Location**

1625 Springcrest Road

**TSN**

6232101002

**Zoning and Overlays**

Current: BP/cr/HR-/AF-O (Business Park with Conditions of Record, High-Rise and United States Air Force Academy Overlays)

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

**Site Area**

7.93 acres

**Proposed Land Use**

Multi-Family Residential

**Applicable Code**

UDC

**Council District**

District 2

## Project Summary

A Zone Map Amendment (Rezone) for 7.93 acres located at 1625 Springcrest Road from BP/cr/HR-O/AF-O (Business Park with Conditions of Record, High-Rise Overlay, and the United States Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with the United States Air Force Academy Overlay). The establishment of the Briargate/Voyager Multi-Family Land Use Plan for proposed multi-family residential consisting of 7.93 acres located at 1625 Springcrest Road.

| File Number  | Application Type   | Decision Type  |
|--------------|--------------------|----------------|
| ZONE-25-0023 | Zone Map Amendment | Quasi-Judicial |
| LUPL-25-0010 | Land Use Plan      | Quasi-Judicial |

### Prior Land-Use History and Applicable Actions

| <i>Action</i>            | <i>Name</i>                            | <i>Date</i> |
|--------------------------|--|-------------|
| Annexation               | Briargate Addition #4                  | 01/09/1982  |
| Subdivision              | Briargate Business Campus Filing No 20 | 09/19/1998  |
| Master Plan              | Briargate Master Plan                  | 07/14/2020  |
| Prior Enforcement Action | N/A                                    |             |

### Site History

The project site was annexed to the City of Colorado Springs in 1982 as part of the Briargate Addition #4 and included in the Briargate Master Plan (refer to Attachment A – Briargate Master Plan). The last amendment of this Master Plan, which did not include the subject property, occurred in July of 2020. In 2022, under the regulations of old Chapter 7 and via Resolution #43-22 (see attached Attachment P), the Briargate Master Plan was deemed “implemented” based on the then current state of build-out/development within the planned community. While the Briargate Master Plan continues to provide context and guidance for the further development and changes to land use pattern of the surrounding area, no further changes or updates are required to this plan based on this proposal.

The property was zoned PIP-1 (old Chapter 7 zone district) before 1999. In 1999, the site was rezoned from PIP-1 (Planned Business Park) to PIP-1/cr/HR-O (Planned Business Park with Conditions of Record and High-Rise Overlay) as part of proposed development that was not built. Per Ordinance 99-139 (refer to Attachment B – Ordinance 99-139) the condition of record reads as follows: “The height is restricted to 68 feet”. Staff cannot determine the exact height limit that would have been permitted through the High-Rise Overlay due to its unique methods of calculation that are based on Floor Area Ratios (FAR) and the exact dimensions of the property boundary and the proposed structure, but it can be presumed that the High-Rise Overlay would have allowed a larger maximum height than the 68 feet cap created by the conditions of record. The Development Plan (refer to Attachment C – CPC DP 99-125) approved for the prior project allowed for a single office building reaching the 68-foot height limit. This plan was never utilized and has since expired.

As a result of the UDC's implementation in 2023, the property's zoning was changed from PIP-1 to BP. The previously established conditions of record and overlay zone district were, however, retained. Since the 1999 entitlement approvals, no further applications have been processed for the site. Most of the immediate land uses have been in place before 2005. This includes The Classical Academy (east), the Briargate Church Assembly of God (north), the hotel further east along Briargate Boulevard, and the Focus on the Family Center. The Promenade Shops at Briargate are one of the newer additions in this area having opened in 2003.

Since the previously approved Development Plan, which is expired, no further planning applications have been processed for the site. While the subject property has remained unchanged, much of the immediate area has also remained unchanged. Most of the immediate land uses have been in place before 2005. This includes The Classical Academy (east), the Briargate Church Assembly of God (north), the hotel further east along Briargate Boulevard, and the Focus on the Family Center. The Promenade Shops at Briargate are one of the newer additions in this area having opened in 2003.

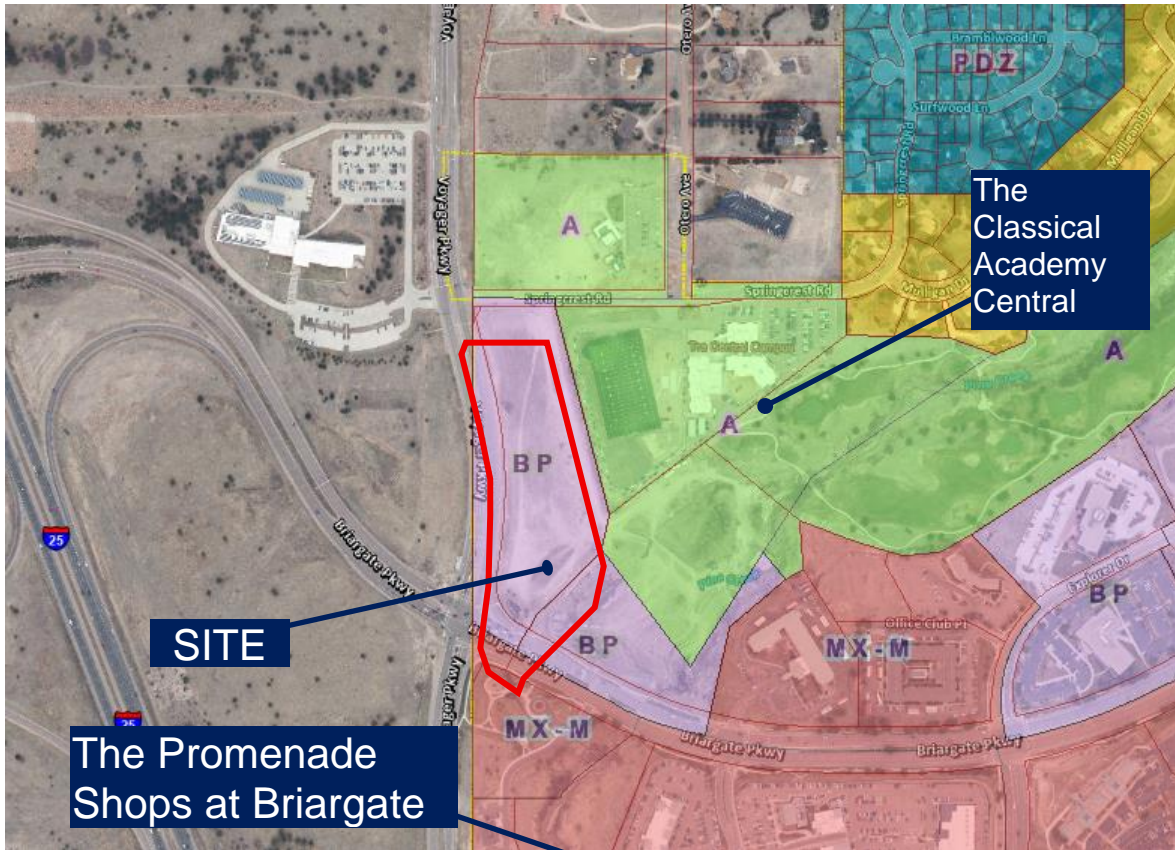
### Applicable Code

The subject applications were submitted after the implementation date (June 5, 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 | A/AF-O (Agricultural with United States Air Force Academy Overlay)  | Religious Institution                | Under review for zone map amendment to change to MX-N (Mixed-Use Neighborhood Scale) |
| West  | RR-5 (County)   | Vacant / Interstate 25               | N/A  |
| South | MX-M/AF-O (Mixed-Use Medium with United States Air Force Academy Overlay)   | Various Commercial / Office          | N/A  |
| East  | A/AF-O (Agricultural with United States Air Force Academy Overlay) & BP/AF-O (Business Park with United States Air Force Academy Overlay) | Charter School / Stormwater Facility | N/A  |



Zoning Map

\* Parcels not filled in with zone district designation are within El Paso County\*

## Stakeholder Involvement

### Public Notice

|   |  |
|---|--|
| Public Notice Occurrences<br>(Poster / Postcards) | During Administrative Review / Prior to City Planning Commission Hearing |
| Postcard Mailing Radius                           | 1,000 feet   |
| Number of Postcards Mailed                        | 22 Postcards   |
| Number of Comments Received                       | More than 300 comments   |

### Public Engagement

#### Initial Public Notice:

When these applications were initially submitted, City Planning received a significant number of public comments from the neighborhood and from parents whose children attend The Classical Academy (“TCA”) which is located immediately east of the subject parcel. This outreach culminated in over a hundred public comments, an online petition, and a clear need for a neighborhood meeting and ongoing public engagement. Below is staff’s summarization of the ongoing outreach and comments received throughout the entirety of the administrative review process.

#### Online Petition:

An online petition through Change.org was created on July 10, 2025, following the first public notice. This petition has received over 1,000 signatures as of March 2026, all of whom are against the project. This petition, coupled with the large volume of initial public comments, led City Planning to require the Applicant to plan and host a neighborhood meeting to address public comments. This petition has been updated on several occasions since its creation and remains a reference point for stakeholders opposed to the project. While the online petition was not developed or administered by the City Planning Department, it provides additional perspective of the public knowledge and concerns for the project.

*This petition can be viewed here:*

[https://www.change.org/p/prevent-construction-of-a-5-story-complex-near-tca-central?utm\\_source=supporter\\_emails\\_dm](https://www.change.org/p/prevent-construction-of-a-5-story-complex-near-tca-central?utm_source=supporter_emails_dm)

### **Neighborhood Meeting:**

The neighborhood meeting for this project was hosted at The Classical Academy (“TCA”) on August 28, 2026, and was attended by approximately seventy neighborhood residents and concerned parents. The meeting was hosted by the Applicant’s designers, Kimley Horn, and a few representatives from Blackburn Communities were also able to attend. During this meeting, the Applicant team provided a high-level overview of who Blackburn Communities is, how their properties operate in other locations, and how this project might look. From there, attendees took turns asking questions and voicing their concerns about the proposal. City Planning staff were in attendance and provided clarifications on application process and procedures, clarified timelines, and how the decision will be eventually made.

Overview of concerns raised at the neighborhood meeting:

- Traffic Safety
  - Springcrest Road acts as the main access point for The Classical Academy (“TCA”) and some neighborhoods in the area:
    - The only alternatives include:
      - Otero Avenue which is a County Road and not built to City standards which limits its ability to accommodate large traffic volumes. Traffic on Otero is perceived to have gotten worse in recent years.
      - The intersection of Mulligan Drive and Chapel Hills Drive is limited to emergency vehicles only and prevents cut through vehicle trips.
    - Concerns with evacuation routes and access for emergency vehicles responding to emergencies
      - Residents discussed incidents where emergency vehicles have been blocked from accessing the neighborhoods located off Springcrest Road due to TCA’s pick-up traffic blocking traffic.
      - There are concerns that the addition of vehicles from the proposed multi-family and other potential development in the area could further complicate this issue.
  - Stakeholders expressed general traffic flow concerns related to The Classical Academy. TCA does not utilize buses for students, so the entire student population requires pick-up and drop-off. Neighbors submitted images and videos documenting existing traffic conditions and have described their experiences with the traffic signal at Springcrest Road and Voyager Parkway.
- Student Safety / Wellbeing
  - School Safety & Security Concerns
    - Neighbors and parents were concerned with lack of security and measures to protect students from dangerous people who may choose to live in the new community.
    - The athletic field is located within close distance of the proposed apartments which raises concerns about people watching the children, taking images, etc...
  - Students & Traffic

- Due to the long lines and slow process to collect children at the end of the school day, many students have been picked up at the adjacent religious institution or down the adjacent streets.
    - There is a concern that pedestrian to vehicle conflicts may increase with additional traffic on Springcrest Road.
  - Building Height & Views
    - The maximum building height for the MX-M (Mixed-Use Medium) zone district is fifty feet which is higher than the maximum building height allowed for other zones in the immediate area. The next closest buildings that have a comparable height are located off Voyager Parkway and Research Parkway.
    - The allowable building height represents a significant transition from the proposed multi-family residential to the surrounding low-rise civic and single-family residential uses. Additionally, the transition to El Paso County enclaves and the lack of certain improvements can create a mixture of intensities that is problematic to existing residents.
    - Impact on the views from TCA's athletic field and outdoor spaces, which are oriented facing west.
- Compatibility
  - As noted, many stakeholders find that this location for the multi-family residential project is not ideal or appropriate due to the existing land use patterns. The proximity to land that is zoned (A) Agricultural, low-density residential (R1-9 properties and County estate sized lots), and the existing civic uses does not make sense despite its proximity to major arterials.
  - Many neighbors noted that it is less common for high-density residential to be located adjacent to schools in the Colorado Springs context.

Planning staff have continued to provide updates to interested individuals with every resubmittal and prior to City Planning Commission. With each resubmittal, stakeholders provided public comments continued to express concern with this project. Public comments from every stage of the application review can be referenced in Attachment D – Public Comments, and the Applicant's response letters can be found in Attachment E - Public Comment Response Letters.

## Timeline of Review

|                          |                |
|--------------------------|----------------|
| Initial Submittal Date   | June 18, 2025  |
| Number of Review Cycles  | 4 reviews      |
| Item(s) Ready for Agenda | April 20, 2026 |

## Agency Review

### Traffic Impact Study

Traffic Engineering reviewed the Traffic Impact Study (TIS) (refer to Attachment F – Traffic Impact Study) and determined there was adequate information and analyses per the requirements of the Traffic Criteria Manual. Traffic Engineering determined that site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system.

Both proposed access points' widths, horizontal sight distance, and location and spacing have been found to comply with the Traffic Criteria Manual. To support the future development the developer will be required to restripe the existing acceleration/deceleration lane northbound to accommodate a right turn lane at the proposed right-in/right-out access along Voyager Parkway, to stripe an eastbound right turn lane at the proposed full movement access along Springcrest Road, this turn lane will be 115 feet long, and to coordinate with CDOT for any possible roadway improvements at Briargate Pkwy/Voyager Pkwy intersection during future development plan review. All future improvements will be reviewed to ensure compliance with the Traffic Criteria Manual during Development Plan and construction plan review.

## **City Engineering**

City Engineering comments have been addressed through the administrative review of the project applications. The Applicant will be providing nine (9) feet of right-of-way for Springcrest Road and a five (5) foot wide easement along the northern side of the lot.

## **School District 20**

District 20 has requested fees in lieu of land dedication for the proposed residential units. The District has indicated they are able to serve each student who is a resident of District 20.

## **Parks**

Colorado Springs' Parks have requested fees in lieu of Parkland Dedication Fees for this site. Additionally, the Applicant will be required to construct the Skyline Regional Trail on the west side of the subject property along Voyager Parkway, as noted and depicted on the Land Use Plan (refer to Attachment G – Land Use Plan).

## **SWENT**

The City's Stormwater Enterprise reviewed these applications and only had minor comments which were resolved during review.

## **Colorado Springs Utilities**

Colorado Springs Utilities reviewed these applications and did not have any comments at this time.

## **USAFA**

This project falls within The United States Air Force Academy Overlay and was reviewed by USAFA's development review team. USAFA did not state any objections to the land use or potential building height during application review. The reviewers have requested that the future subdivision plat and development plan include an avigation easement note as is standard procedure for all properties that fall within the USAFA overlay district. The Applicant also provided the recorded avigation easement as well (refer to Attachment H – Avigation Easement).

## **El Paso County**

El Paso County reviewed the proposed applications due to the site's proximity to County jurisdiction and roadways. The County found that the proposed project should not have any direct impact on County properties but has requested to be included on future Development Plan submittals to receive more details on stormwater issues. After further coordination with the County, no concerns of issues were raised regarding the intersection of Springcrest Road and Otero Road.

## **Colorado Springs Police Department (CSPD)**

CSPD primarily provided recommendations and requests pertaining to future construction management and methods to prevent traffic complications. Additionally, CSPD noted that Springcrest is already set to a 20 mile per hour speed limit for the school zone east of the proposed development and traffic complications could exist following the development of the site. Specifically, they noted future residents existing onto Springcrest who intend to go north on Voyager Parkway would have to cross three lanes and complications related to the high volume of school related traffic.

## **Colorado Springs Fire Department**

CSFD has reviewed the proposed application and does not have any comments at this time. The City's Fire Code does not have requirements related to evacuations, and all other Fire Code requirements cannot be adequately analyzed until time of development plan review.

## **Colorado Department of Transportation (CDOT)**

CDOT has requested a drainage report be submitted with the future Development Plan so that potential downstream impacts to Interstate 25 and its ramps can be adequately studied. A CDOT access permit may be required for this development. Refer to Attachment I – CDOT Final Review Comments for additional detail.

### Summary of Application

The proposed Zone Map Amendment requests the conversion from BP/cr/HR-O/AF-O (Business Park with Conditions of Record, High-Rise Overlay, and United States Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with United States Air Force Academy Overlay) for approximately 7.93 acres. The Applicant is pursuing the zone district that would allow development of multi-family residential housing, which is not a permitted land use within the Business Park zone district. Mixed-Use Medium Scale was selected due to its allowance of multi-family residential land uses and its consistency with properties to the south and southeast which are similarly zoned. Due to significant neighborhood concerns, the Applicant has elected to remove the property from the High-Rise Overlay zone and will limit their building height to the maximum defined by the base zone district which allows a maximum building height of fifty feet.

Further discussion on how the Applicant asserts that the proposed Briargate / Voyager Zone Map Amendment meets the review criteria can be reviewed in the project statement (refer to Attachment J – Project Statement).

### Application Review Criteria

This application complies with City Code Section 7.5.704 as described below.

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).*

See below PlanCOS section for further discussion on the project's compliance with the City's Comprehensive Plan.

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

Staff does not anticipate negative outcomes in regard to traffic safety, public health, and environmental or physical landscape impacts. See the above-mentioned agency comments for additional context.

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 property, with the proposed multi-family residential use, may function as a transition between high-intensity commercial and office uses to the south and the County enclaves and single-family estate homes to the north and northeast. MX-M would be consistent with the zoning of properties to the south of Briargate Boulevard and further southeast, but MX-M could be seen as a rapid intensification from the A (Agricultural) and single-family estate County enclaves its most immediately adjacent with. Staff notes that the County enclaves to the north are anticipated to be annexed into the City at some point in the future.

Both Briargate Boulevard and Voyager Parkway are major arterials, which makes this corner an ideal location for higher traffic generating use types such as multi-family or office uses. Additionally, the site's proximity to Interstate 25 offers additional methods for the dispersal of traffic.

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.*

Per comments provided by agency reviewers and regional partners, this project has demonstrated that it meets the Traffic Control Manual's criteria and is anticipated to meet all other development requirements that will be reviewed at time of Development Plan.

The Applicant's voluntary removal of the High-Rise Overlay zone and Condition of Record that currently permits a sixty-eight foot maximum building height will leave the property with a maximum building height of fifty feet per the dimensional standards for the MX-M (Mixed-Use Medium Scale) zone. This maximum building height, while a

transition from the properties adjacent to the north and east, is generally consistent with the development patterns typically found at intersections of principal arterials. As shown in the Land Use Plan (refer to Attachment G – Land Use Plan), the Applicant intends to keep the two proposed residential structures at the center of the property, which will allow some distancing from the taller structures, and the lower density and intensity uses in the area.

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.*

Presently, this site is vacant and has no occupants. The proposed land use that would be supported by this Zone Map Amendment will not cause any displacements, rather it will introduce additional opportunities for housing than were previously available to the site.

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).*

Please see the discussion below for a more in-depth analysis of 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 property is not subject to any previously approved Concept Plans, so this criteria is not applicable.

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.*

The proposed Zone Map Amendment does not include the creation of a ADS-O zone district, so this criteria is not applicable.

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.*

The proposed Zone Map Amendment does not include the creation or modification of a PDZ zone district, so this criteria is not applicable.

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)).*

The subject property appears to meet the proposed zone district MX-M (Mixed-Use Medium Scale) dimensional standards. The property meets the minimum district size and is able to provide all required setbacks. Further review of the site and its ability to meet these standards will be verified during the future Development Plan review.

The site is located in the United States Air Force Academy Overlay which primarily reviews applications to verify that an avigation easement is included on the property's subdivision plat and that the building heights will not impact the Academy's operations. An avigation easement has been provided, and no concerns were raised regarding the maximum building height.

After evaluation of the Briargate / Voyager Zone Map Amendment, the application meets the review criteria.

### **Compliance with Relevant Guiding Plans and Overlays**

The subject property is located in the United States Air Force Academy Overlay. Discussion on the impact of the overlay on this proposal is included in the Zone Map Amendment application criteria discussion for Criteria #10. Also, the site is

included within the Briargate Master Plan where the subject property is called out for future use as Office-Industrial / Research & Development. This Master Plan is considered “Implemented”.

## Summary of Application

The Applicant chose to submit the Zone Map Amendment application with a Land Use Plan (refer to Attachment G – Land Use Plan), which was required due to the Zone Map Amendment per City Code Section 7.5.514.B. This new Land Use Plan envisions a land use pattern for the 7.93 acres, as well as obligations for future roadway improvements, trail improvements, reports and studies to be reviewed at time of Development Plan review.

The land use patterns established in the Land Use Plan are high-level and intended to be conceptual. On Sheet 2 of the Land Use Plan, the general site configuration is shown which includes two areas where future structures shall be located, general parking and internal vehicle circulation, existing utility locations, proposed landscape buffers along property lines, and the future Skyline Regional Trail extension location. A green space area is shown along the southernmost section of the property that is otherwise unable to be developed due to the existing storm pipe that bisects the property.

The site has two proposed ingress and egress points, one of which is a proposed right-in, right-out midway up the western property line adjacent to Voyager Parkway, and another proposed full access movement along the northeast corner adjacent to Springcrest Road. A ten-foot right-of-way dedication will be required on the northern property line to allow for Springcrest Road to reach a width of seventy-one (71) feet. Within this dedication area, the Applicant will be required to restripe the Road and provide a 115-foot right-turn lane leading into the proposed full movement access point along Springcrest Road. Additionally, the future development will also be required to restripe the existing acceleration/deceleration lane that is northbound along Voyager Parkway to assist right-in, right-out turns at Voyager Parkway and Springcrest Road.

Further discussion on how the Applicant asserts that the proposed Briargate / Voyager Land Use Plan meets the review criteria can be reviewed in the project statement. (refer to Attachment J – Project Statement)

## Application Review Criteria

The application complies with City Code Section 7.5.403 as described below:

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

See below PlanCOS section for further discussion on the project’s compliance with the City’s Comprehensive Plan.

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

Through the review of the Land Use Plan, the site has been found to meet the MX-M (Mixed-Use Medium Scale) zone district’s dimensional standards, and it is anticipated that the site has ample space to provide the required-on site improvements to support residential development. Through the future review of a Development Plan conformance with the development standards for the zone will be verified.

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

As stated throughout other sections of the Zone Map Amendment and Land Use Plan application criteria discussion, this proposed zone district and land use is consistent with neighboring properties to the south and southeast that are also zoned MX-M (Mixed Use Medium Scale) that are built out with commercial and higher density residential uses.

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

While the proposed land use is multi-family residential, the MX-M (Mixed-Use Medium Scale) zone district does allow a wide variety of residential and commercial uses per City Code Section 7.3. Many of these alternate uses that are permitted in the zone are commonly located at intersections of principal arterial roadways and in an area that already has established commercial and office uses.

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

The subject property will be served by two proposed access points, one of which will be located along the western property line midway between the intersection with Briargate Boulevard and Springcrest Road. This access point will be limited to a right in/right out movement. The other access point will be located at the site's northeastern corner and will allow full movement onto Springcrest.

While the Land Use Plan is conceptual and depicts a basic internal traffic circulation, it was found that this proposed arrangement meets applicable criteria for access.

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

The proposed land use was reviewed by review agencies and regional partners to ensure that this proposed use will not have any adverse impact on local services. Each review agency found that their entity has sufficient capacity to provide services to this site and any residents generated by the new housing units. Further discussion on each agency's comments and findings are included in the "Agency Review" section above.

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

This proposed use can be viewed as a reasonable transition between higher intensity uses south of Briargate Boulevard to the single-family estate homes to the north and northeast of the project site. However, the adjacency of the proposed structures to the Classical Academy School site and the residential neighborhoods makes this a somewhat abrupt transition in terms of compatibility and character that has generated concerns for existing residents of the area and parents of students at the Classical Academy.

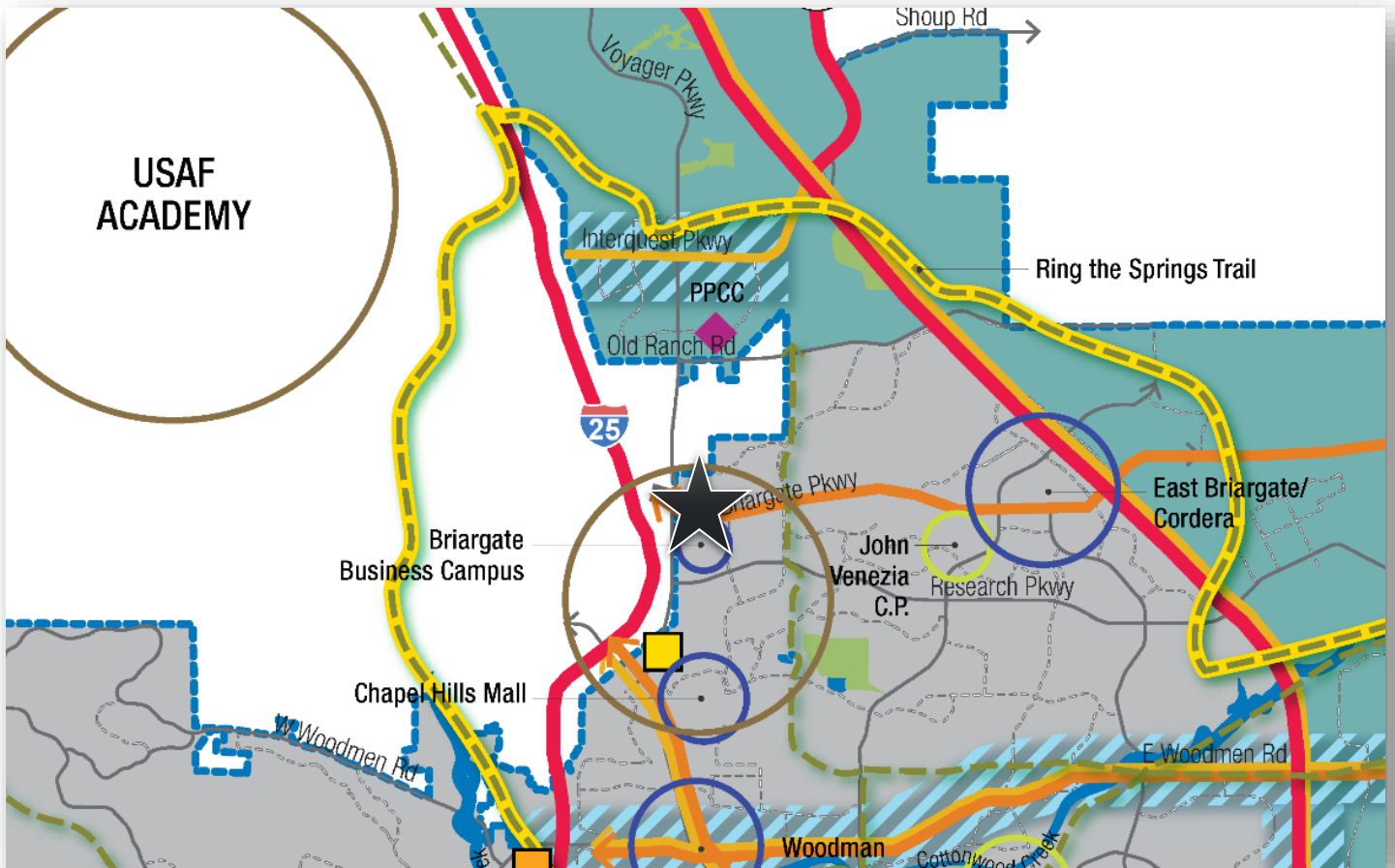
After evaluation of the Briargate / Voyager Land Use Plan, the application meets the review criteria.

### **Compliance with Relevant Guiding Plans and Overlays**

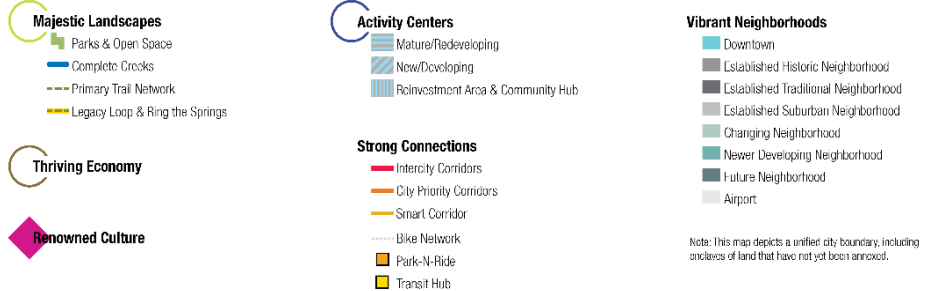
Please refer to the discussion provided above in the Zone Map Amendment section of this report regarding relevant guiding plans and overlays.

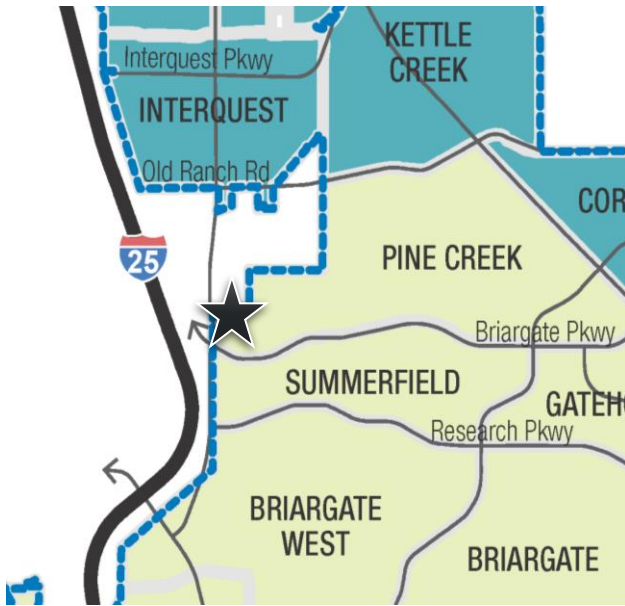
## **Compliance with PlanCOS**

### **PlanCOS Vision**



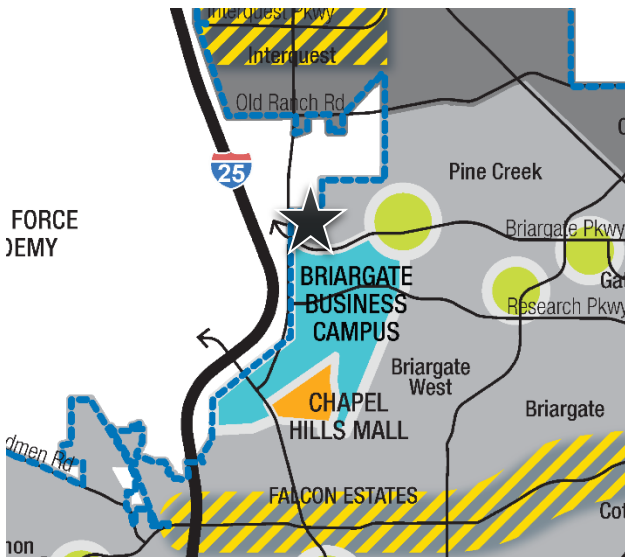
The subject site is located within PlanCOS Visions Map's typology of "Established Suburban Neighborhood". This typology is used to describe areas where continuing development is limited mostly to infill and adaptive reuse and changes are less expected to existing land use patterns. The proposed Zero Map Amendment and accompanying Land Use Plan supports PlanCOS through t





**Predominant Typology**

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



**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

**Vibrant Neighborhoods**

The project site is located within the Established Suburban Neighborhood Typology which is used to define neighborhoods that are no longer seeing rapid development and land use changes but still sees some amount of infill and smaller land use changes. While PlanCOS does encourage development to be compatible with the established areas, the Plan simultaneously addresses the continued need for diverse housing in key locations.

**Goal VN-2:** Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of support development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

**Strategy VN-2.A-3:** Support land use decisions and projects that provide a variety of housing type and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

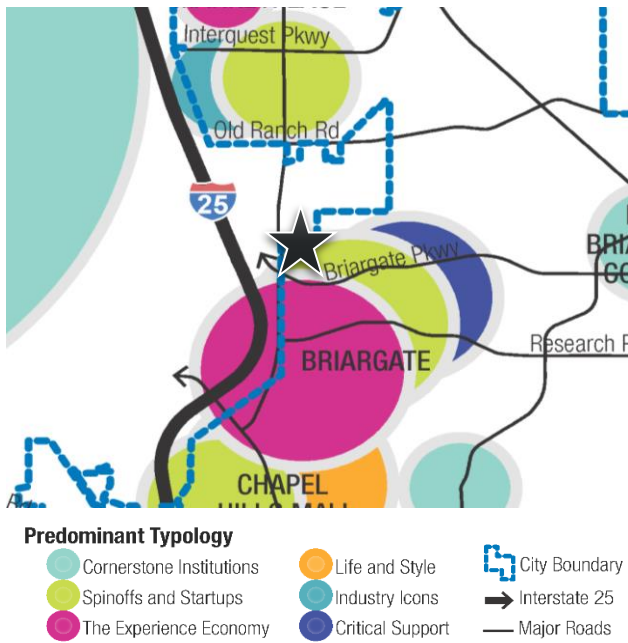
**Unique Places**

The subject property is located in the “Neighborhood Centers” typology and is just outside of the boundary for “Briargate Business Campus” unique place designation. PlanCOS generally encourages any new development to locate within the established parts of the City and should be used to respond to market demands.

**Goal UP-2:** Embrace thoughtful, targeted, and forward-thinking changes in the land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.

**Policy UP-2.A:** Support Infill and land use investment throughout the mature and developed areas of the city.

**Strategy UP-2.A-1:** Encourage development of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions.



### Thriving Economy

The subject property is located within the “Spinoffs and Startups” typology which encourages competitive and attractive spaces for business and amenities used to attract employers to the Springs. By utilizing the subject property which is already adjacent to established infrastructure, the costs to the City and taxpayers for long-term maintenance and impacts will be lower than locating in a less central location.

**Goal TE-4:** Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduced the impacts of disinvestment in blighted areas

## Statement of Compliance

### ZONE-25-0023 – Zone Map Amendment

After evaluation of the Briargate / Voyager Zone Map Amendment, the application meets the review criteria.

## Statement of Compliance

### LUPL-25-0010 – Land Use Plan

After evaluation of the Briargate / Voyager Land Use Plan, the application meets the review criteria.