



# Office Club Point Zoning Map Amendment

CITY COUNCIL

Second Reading – January 14, 2025



# Office Club Point

## QUICK FACTS

### Address:

1860 Office Club Point

### Location:

North of Briargate Pkwy, east of I-25

### Zoning and Overlays

Current: MX-M/BP/AF-O

Proposed: MX-M/AF-O

### Site Area

2.1 acres

### Proposed Land Use

MX-M allowed uses

## APPLICATIONS

Zone Change

## VICINITY MAP





# TIMELINE OF REVIEW

Initial Submittal Date	August 7, 2024
Number of Review Cycles	Two
CPC Meeting Date	November 13, 2024
CPC Result	On consent agenda

# 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	24 Postcards
Number of Comments Received	No Comments Received

## PUBLIC ENGAGEMENT

No citizen comments were received for this project.

# AGENCY REVIEW

## **Traffic Engineering**

No comments received during review.

## **SWENT**

Stormwater Enterprise noted that when this property is developed, since it will be the most adjacent developable property to the channel, channel improvements may be required at the time of development.

## **Engineering Development Review**

No comments received during review.

## **Colorado Springs Utilities**

All CSU comments were addressed.

## **Fire**

No comments received during review.

## **School District 20**

The District has requested fees in lieu of land dedication per the existing City Code for any future residential units within this development. The District is able to serve each student who is a resident of District 20.

## **Planning Landscape**

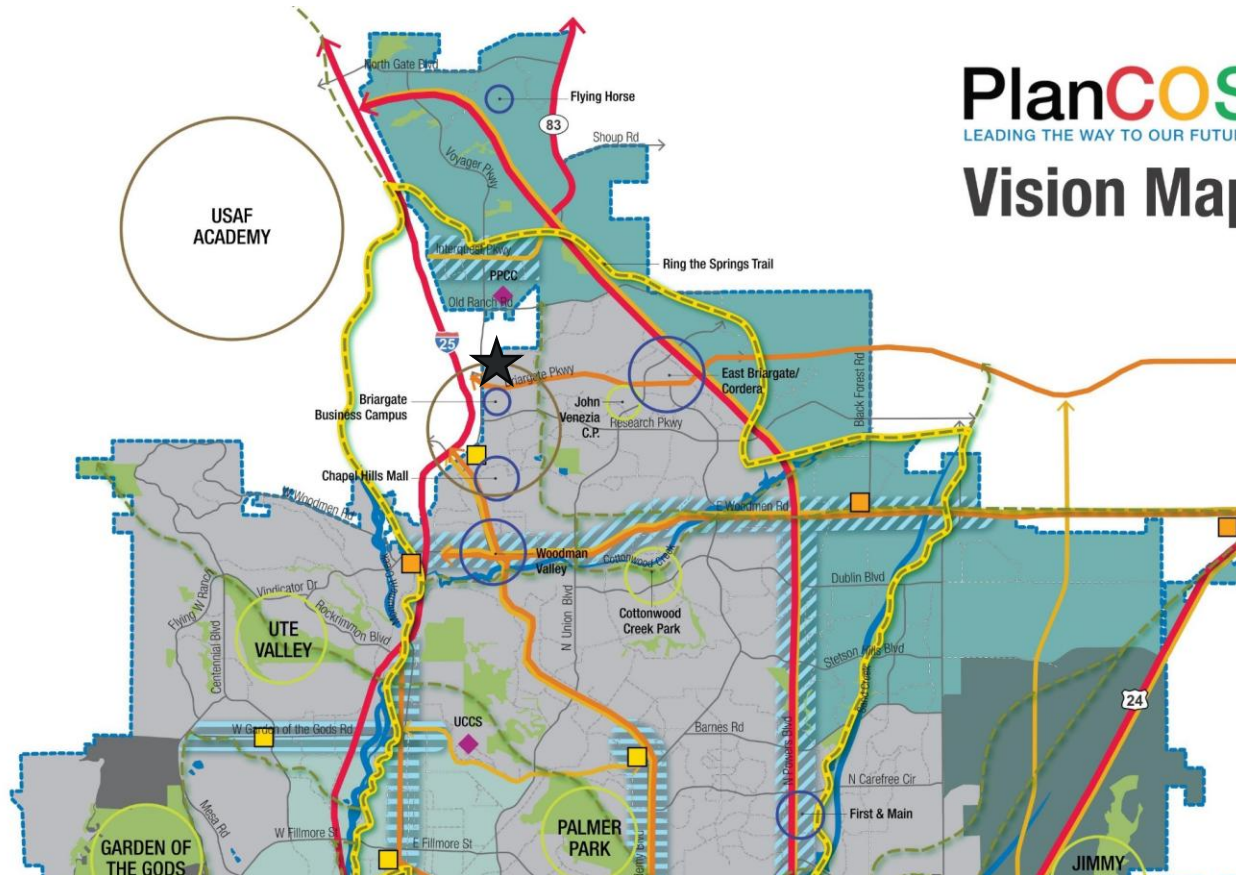
No comments received during review.

## **Parks**

The Park Land Dedication Ordinance will be applicable in the future if residential development is proposed, as allowed within the MX-M (Mixed-Use Medium Scale) Zone District.

# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE



**PlanCOS**  
LEADING THE WAY TO OUR FUTURE  
**Vision Map**

## 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.D 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 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.D 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-24-0016

After evaluation of the zoning map amendment, the application meets the review criteria.

# CITY COUNCIL OPTIONAL MOTIONS

## **Optional Motions**

ZONE-24-0016 – 1860 Office Club Point Zoning Map Amendment (Rezone)

### **Motion to Approve**

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 2.1 acres located at 1860 Office Club Point MX-M/BP/AF-O (Mixed-Use Medium Scale and Business Park with United States Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with United States Air Force Academy Overlay) zone district 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.

### **Motion to Deny**

Deny an ordinance amending the zoning map of the City of Colorado Springs relating to 2.1 acres located at 1860 Office Club Point MX-M/BP/AF-O (Mixed-Use Medium Scale and Business Park with United States Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with United States Air Force Academy Overlay) zone district 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?

