

INTERQUEST MARKETPLACE ZC & CPMJ

PUDZ-22-0003

PUDC-22-0001

November 8, 2022

Austin Cooper

Planner II



Applications



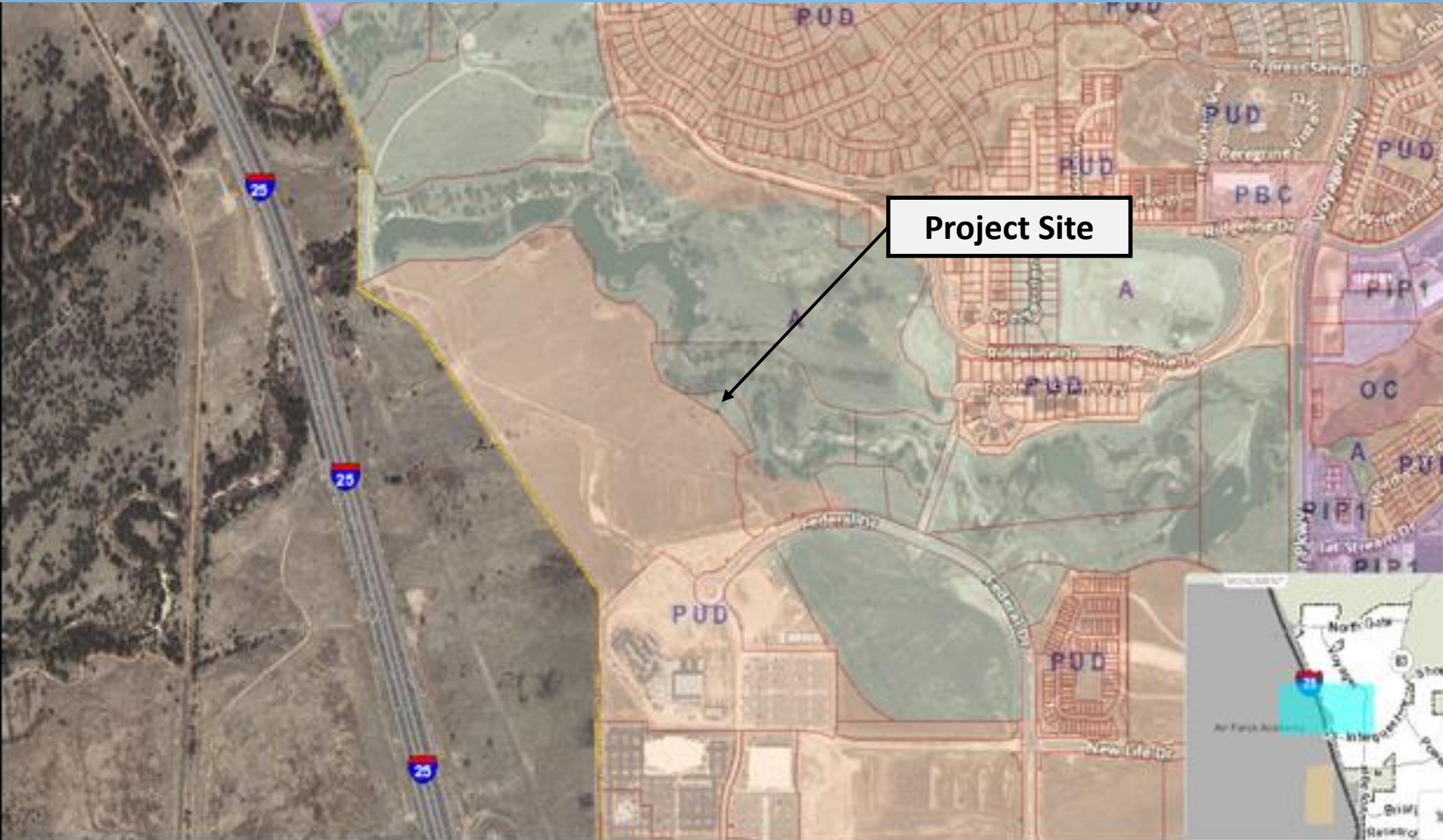
CPC ZC 22-00068 – Zone Change

A zone change relating to 1.642 acres from A/CR (Agricultural with conditions of record) to PUD (Planned Unit Development; Commercial, 35,000 square feet of non-residential square footage, 45-foot maximum building height)

CPC CP 22-00086 – Concept Plan Statement

Interquest Marketplace major PUD concept plan amendment, based upon the findings that the request meets the review criteria for a PUD concept plan, as set forth in City Code Section 7.3.605, and the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E).Rd

Vicinity Map



General Information



Background Information

- Zoning established in
- Master Plan: Allison Valley Master Plan. Rezoning and concept plan amendments are consistent with the master plan

Public Notice

- Site posting and 40 postcards mailed three times: once at the initial review stage and before the Planning Commission Hearing and before City Council Hearing. Staff received comments regarding this application regarding height, mouse habitat fire concerns.

Neighborhood Concerns



Height

- Clarified on plans that height is limited to 45 feet.

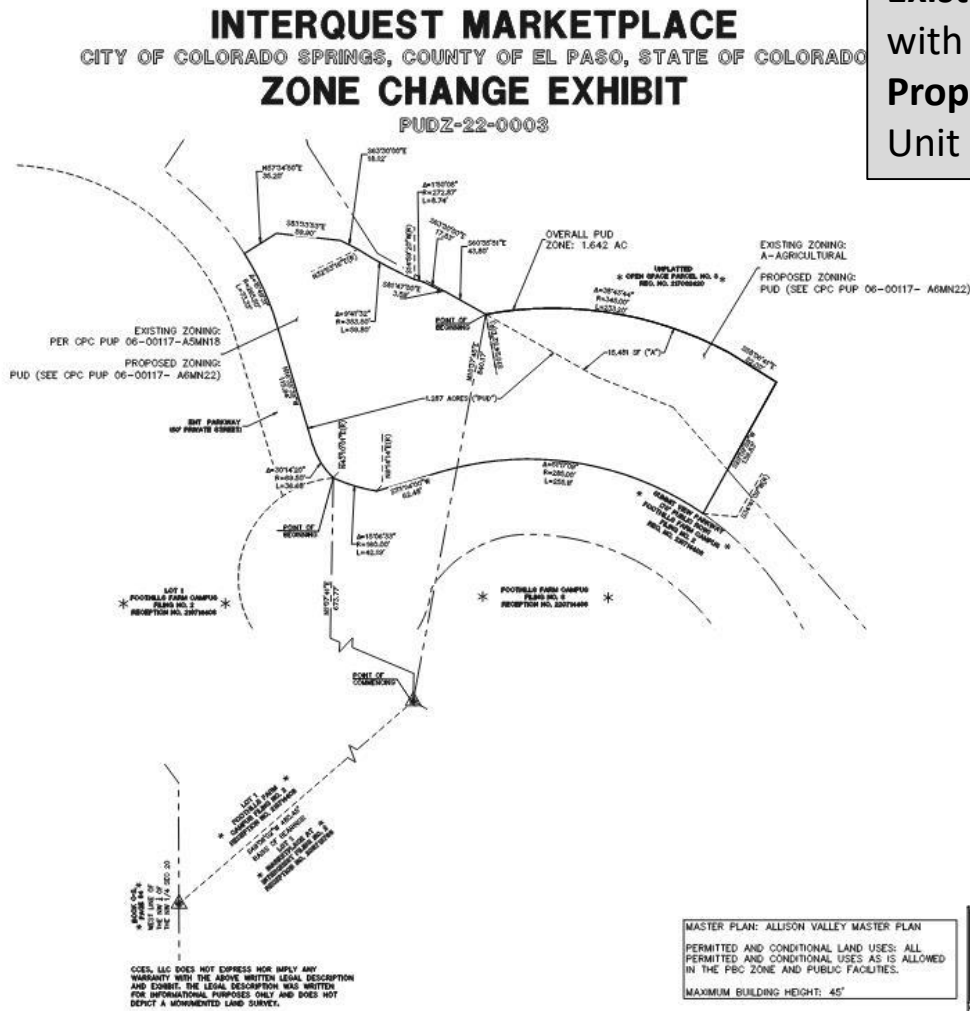
Preble's Meadow Jumping Mouse Habitat

- Clarified with USACE determination.

Zone Change



Existing Zone: A/CR (Agricultural with conditions of record)
Proposed Zone: PUD (Planned Unit Development; Commercial)



Recommendations



PUDZ-22-0003– Zone Change

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 1.642-acres located north of Federal Drive and Summit View Parkway from PUD (Planned Unit Development: Office/Commercial, 135 foot maximum building height) and A/cr (Agricultural with conditions of record) to PUD (Planned Unit Development: Commercial, 35,000 square feet of non-residential, 45-foot maximum building height), based upon the findings that the request meets the review criteria for establishing a PUD zone, as set forth in City Code Section 7.3.603, and the review criteria for a zone change, as set forth in City Code Section 7.5.603.

PUDC-22-0001– Concept Plan

Approve the Interquest Marketplace major PUD concept plan amendment, based upon the findings that the request meets the review criteria for a PUD concept plan, as set forth in City Code Section 7.3.605, and the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E).