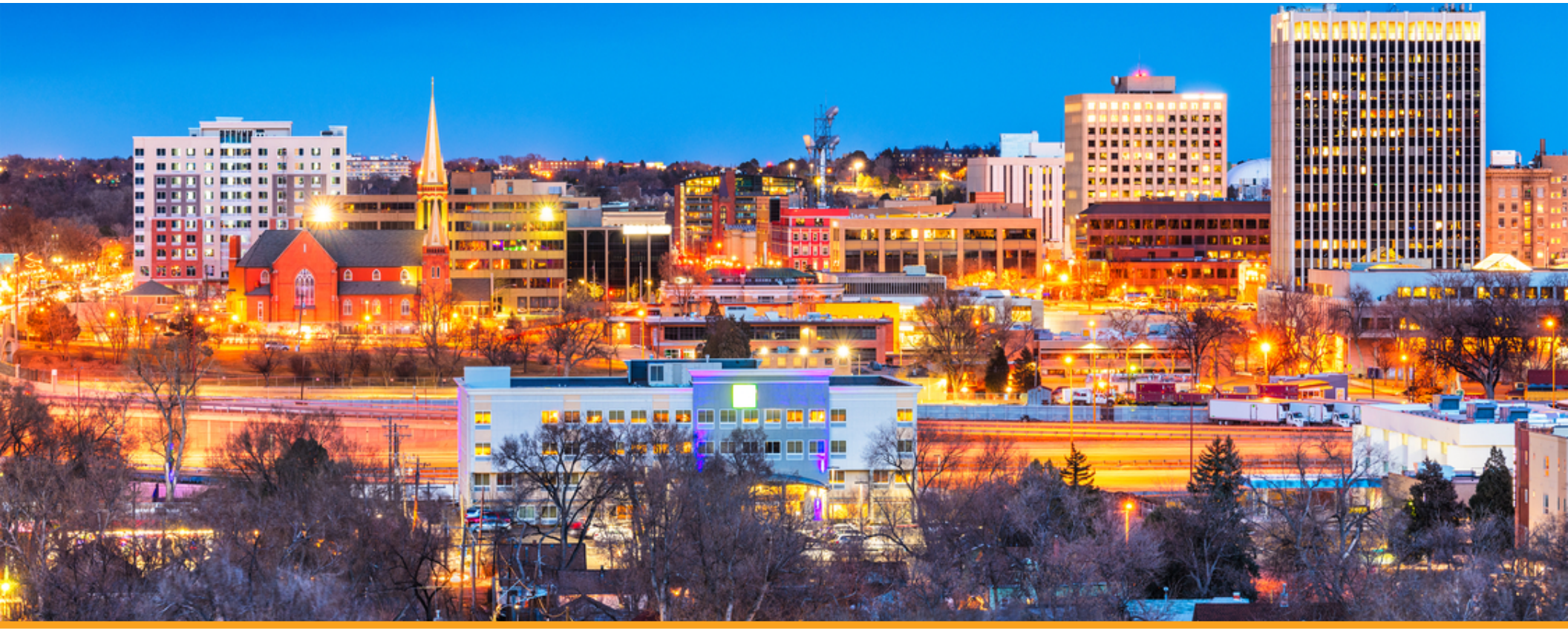


Phelan Gardens Zone Map Amendment

CITY COUNCIL

FORMAL MEETING – October 28th, 2025

COLORADO SPRINGS
OLYMPIC CITY USA

Phelan Gardens Zone Map Amendment

QUICK FACTS

Address:
4955, 4965, 4985, 4995, and 5015 Austin Bluffs Parkway

Location:
Southeast of the intersection of Old Farm Drive and Austin Bluffs Parkway

Zoning and Overlays
Current : MX-N/cr/AP-O and RE/AP-O
Proposed: MX-M/AP-O

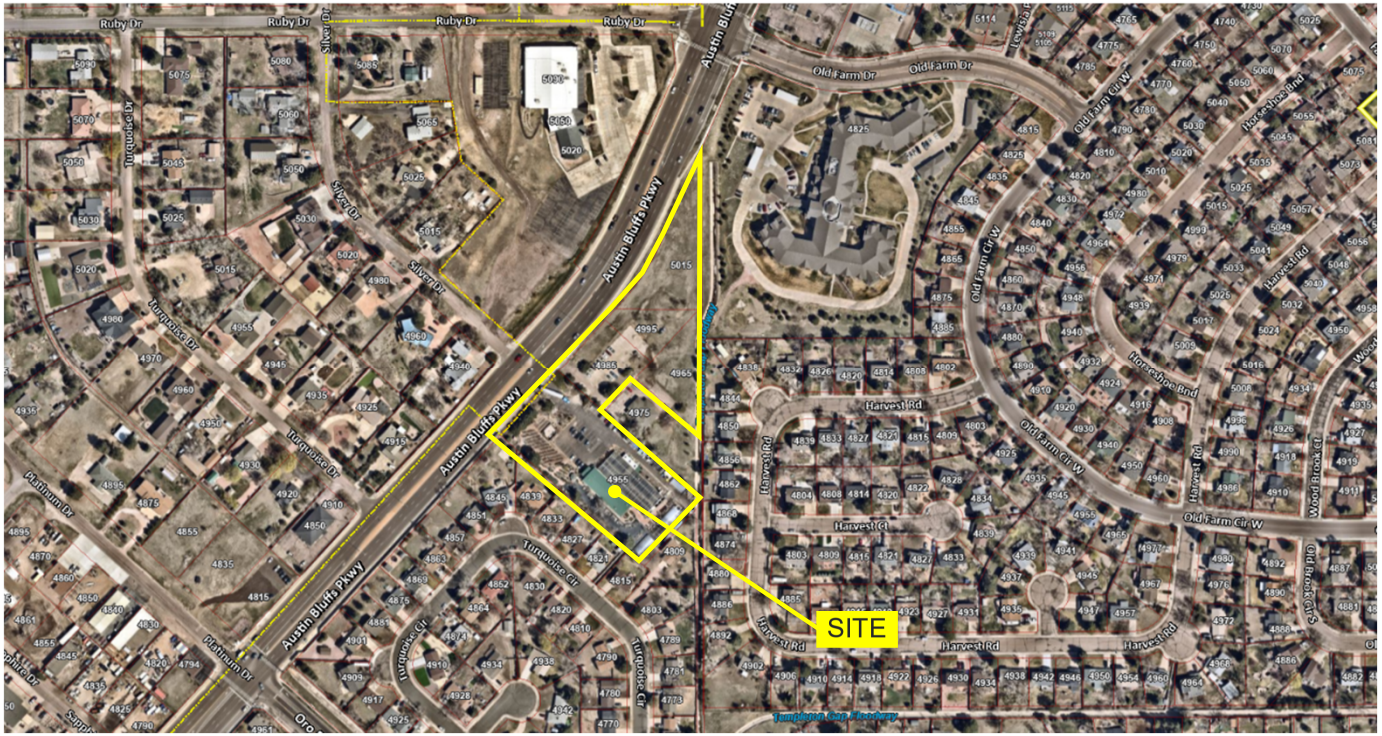
Site Area
4.09 acres

Proposed Land Use
Retail Sales (Garden Center)

APPLICATIONS

Zone Map Amendment

VICINITY MAP



Phelan Gardens Zone Map Amendment

PROJECT SUMMARY

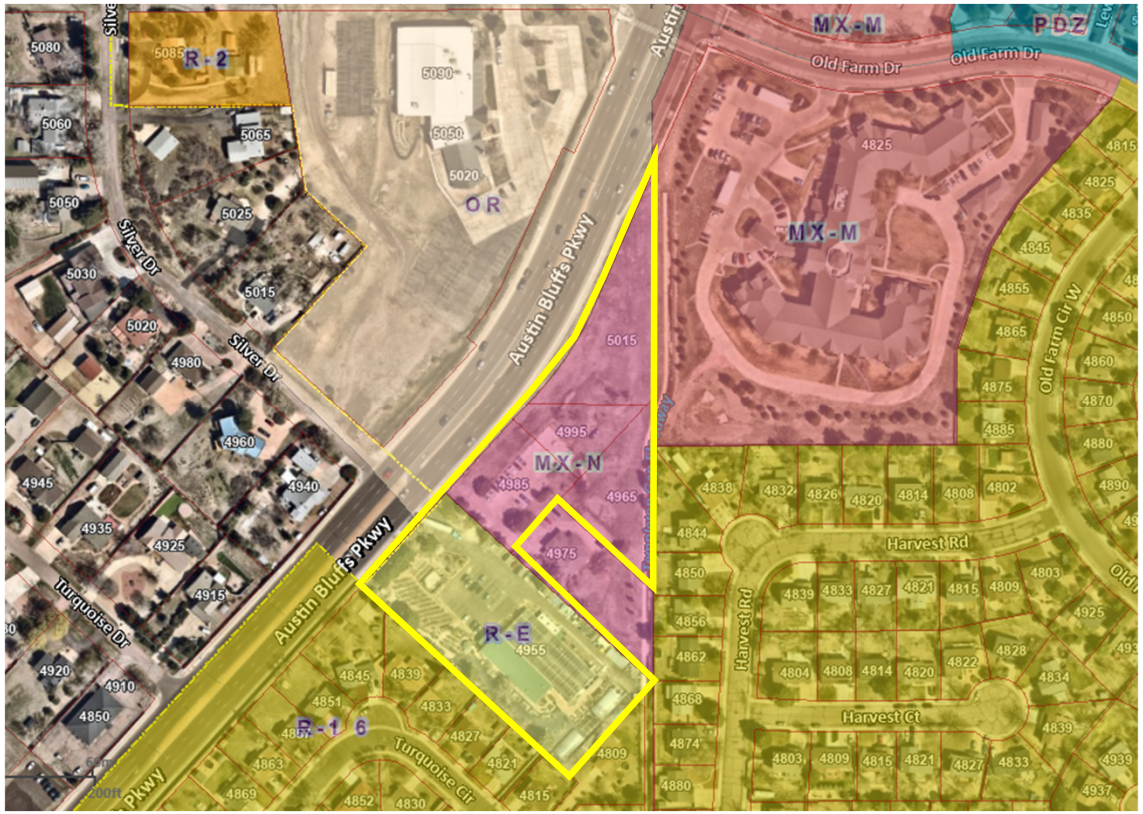
File #:

ZONE-25-0013

Project Proposal:

Consolidate all parcels owned by Phelan Gardens under a single zone district to simplify future site improvements.

ZONING MAP



Phelan Gardens Zone Map Amendment

PHELAN GARDENS ENTITLMENT HISTORY

CPC CU 88-267 – Original approval for Phelan Gardens

CPC CU 02-00184 & AR DP 02-00277 – Conditional use amendment and development plan allowing expansion of commercial greenhouse

CPC CU 02-00184-A1(04) – Minor modification to development plan altering minor site features (parking, lighting, landscaping…)

CPC CU 02-00184-A2MN12 – Latest amendment to the conditional use. Allowed addition of new deck, outdoor kitchen, gazebo, fire pit, and new planting beds.

NORTHERN PARCELS ENTITLEMENT HISTORY

Ordinance 82-15: Conditions of Record

1. That the neighborhood (Mr. Miller and Mr. Richev) be given the development plan for their review and input prior to Planning Department review.
2. Maximum height restriction of 35 feet.
3. Buffering along residential boundaries.

Development plans have been reviewed but known have been approved.

TIMELINE OF REVIEW

Initial Submittal Date	May 20th, 2025
Number of Review Cycles	3 cycles
Item(s) Ready for Agenda	August 18th, 2025

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	300 Postcards
Number of Comments Received	0 Comments Received

PUBLIC ENGAGEMENT

- Every individual who contacted Planning had no comments after having their questions answered.

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

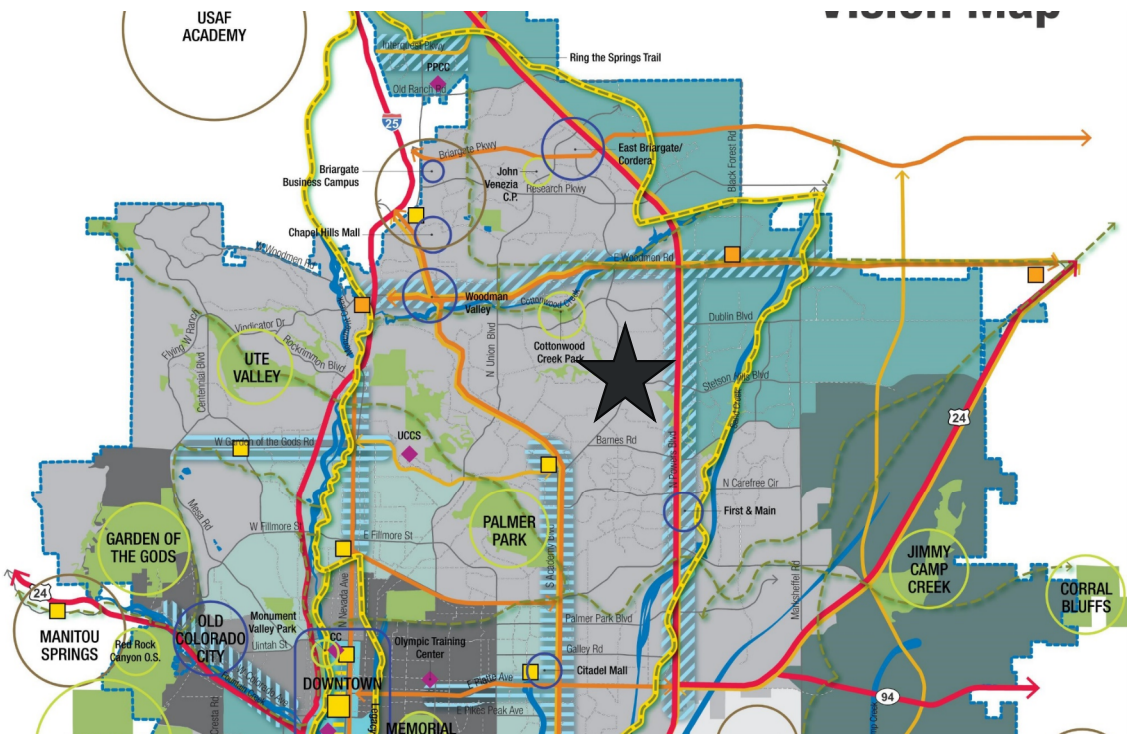
No comments received during review.

Airport

No comments received during review.

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

Section 7.4.704 - Zone 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, 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-25-0013

After evaluation of the Phelan Gardens Zone Map Amendment, the application meets the review criteria.

CITY COUNCIL OPTIONAL MOTIONS

ZONE-25-0013 – Phelan Gardens Zone Map Amendment

Motion to Approve

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 4.09 acres located at 4955, 4965, 4985, 4995, and 5015 Austin Bluffs Parkway from MX-N/cr/AP-O (Mixed-Use Neighborhood Scale with Conditions of Record and Airport Overlay) and RE/AP-O (Single-Family Estate with Airport Overlay) to MX-M/AP-O (Mixed-Use Medium Scale with Airport 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 4.09 acres located at 4955, 4965, 4985, 4995, and 5015 Austin Bluffs Parkway from MX-N/cr/AP-O (Mixed-Use Neighborhood Scale with Conditions of Record and Airport Overlay) and RE/AP-O (Single-Family Estate with Airport Overlay) to MX-M/AP-O (Mixed-Use Medium Scale with Airport 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.

Questions?

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