



5325 MARK DABLING BOULEVARD - ZONE MAP AMENDMENT

Planning Commission July 8, 2026

Staff Report by Case Planner: Chris Sullivan



Quick Facts

Applicant

Urban Landscapes LLC

Property Owner

Rodrigo Terrazas

Developer

Rodrigo Terrazas

Address / Location

5325 Mark Dabling Boulevard

TSN(s)

6319206006

Zoning and Overlays

Current: MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay)

Proposed: MX-M/SS-O (Mixed-Use Medium Scale with Streamside Overlay)

Site Area

5.41 Acres

Proposed Land Use

Re-Establish Multi-Family Residential

Applicable Code

UDC

Council District

District 1

Project Summary

A requested Zone Map Amendment (Rezone) with Land Use Statement consisting of 5.41 acres located at 5325 Mark Dabling Boulevard from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay) to MX-M/SS-O (Mixed-Use Medium Scale with Streamside Overlay).

File Number	Application Type	Decision Type
ZONE-25-0037	Zone Map Amendment (Rezone) with Land Use Statement	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Hart's Addition No. 1	November 1, 1965
Subdivision	A Replat of Lots 4, 5, 6 of Pikes Peak Research Park Filing No. 2	May 30, 1985
Master Plan	Not Applicable	
Prior Enforcement Action	Not Applicable	

Site History

The subject site is zoned MX-N and located at 5325 Mark Dabling Boulevard. The site is 5.41 acres with some existing improvements consisting of a couple small office buildings. Access is gained through a private driveway which is used by several property owners/tenants. Pikes Peak Greenway Trail runs through the center of this property, forming part of the regional trail system. The east property line extends down the centerline of Monument Creek. This property is surrounded by BP (Business Park) zoning which allows primarily commercial and some industrial use. The properties to the north and west are primarily used for office purposes. To the east, across Monument Creek, is a multi-family residential development adjacent to University Village.

In 2017, under the former Chapter 7, the property was rezoned to OC/SS-O (Office Complex with Streamside Overlay) via Ordinance 17-64 with a supporting Concept Plan (CPC CP 17-00070). As part of the adoption of the Unified Development Code in 2023, the OC zone was absorbed into the MX-N. The envisioned use of the property included a multi-family residential totaling 48 units within one structure and a separate club house facility. Several additional applications were subsequently submitted, including a Development Plan, Non-use Variance and Final Plat; those applications never obtained approval due to a private covenant restriction that had been applied to the larger office park development. At the time, this covenant restriction prohibited the development of residential uses. The approved Concept Plan expired in 2023.

Applicable Code

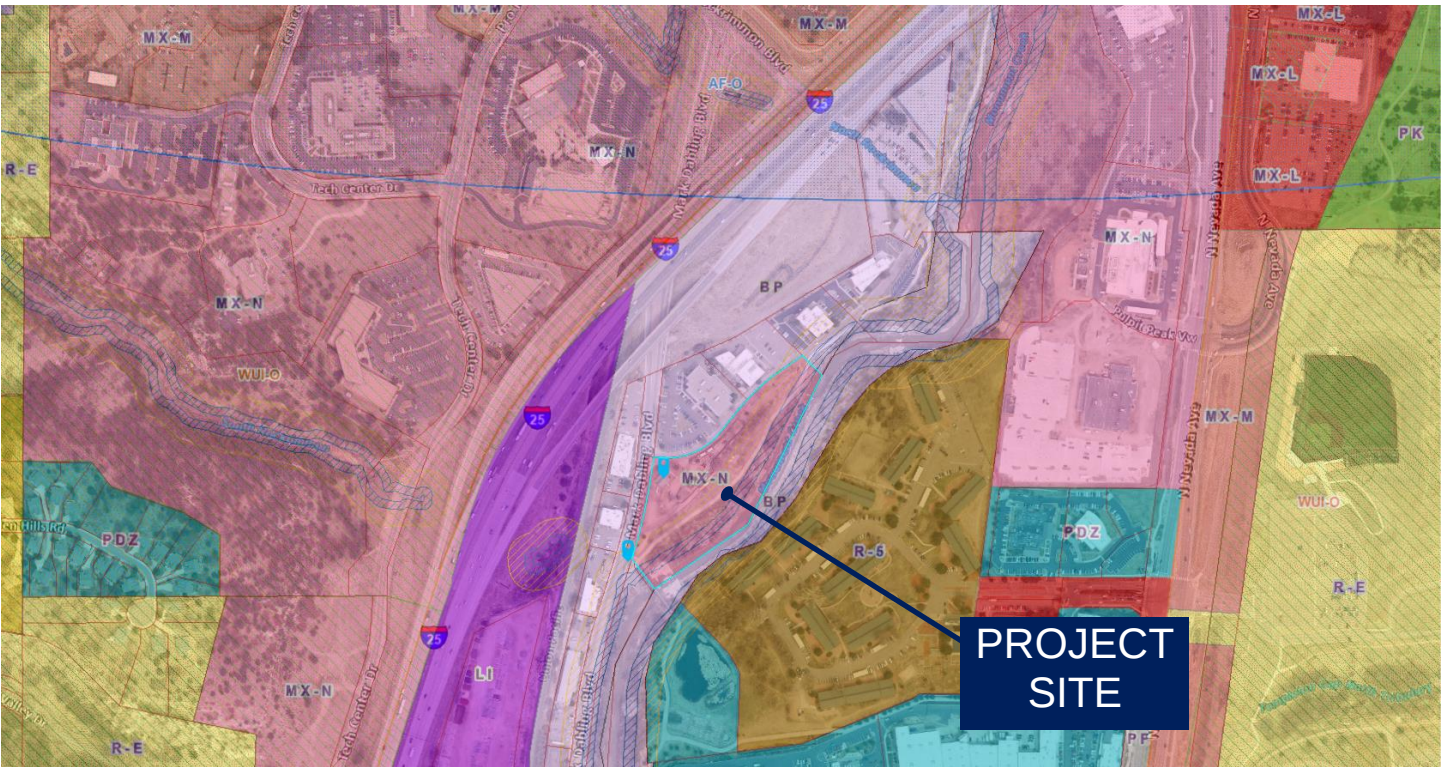
The subject application(s) were subject to review under the Unified Development Code. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	BP/SS-O	Offices	Streamside Overlay
West	BP	Medical Offices	N/A
South	BP/SS-O	Monument Creek	Streamside Overlay
East	BP/SS-O	Monument Creek	Streamside Overlay

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	2 (Administrative Review / Prior to City Planning Commission)
Postcard Mailing Radius	1,000 Feet
Number of Postcards Mailed	25
Number of Comments Received	0

Timeline of Review

Initial Submittal Date	November 18, 2025
Number of Review Cycles	4
Item(s) Ready for Agenda	June 12, 2026

Agency Review

Traffic Impact Study / Engineering Development Review

Comments will be provided at time of development plan submittal.

School District

No comments received.

Parks

While no comments were provided on rezoning request, the envisioned residential development will trigger park and school requirements. Future development will be subject to Citywide Development Impact (Police & Fire) Fees as the previous development plan was not approved. Lastly, future subdivision plat will need to call out trail easement or larger tract.

SWENT

No comments received.

Colorado Springs Utilities

Springs Utilities' comments will be provided at the time of the required preliminary utility and public facilities plan submittal associated with the development plan entitlement.

Zoning Map Amendment (Rezone)

Summary of Application

The applicant requests a Zoning Map Amendment to rezone the property located at 5325 Mark Dabling Blvd from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay to MX-M/SS-O (Mixed-Use Medium Scale with Streamside Overlay). Given the purpose and envisioned land uses of these zone districts, the proposed MX-M zone district allows for a greater variety of use types, including the ones previously considered on this site. The intent of this application is to rezone this property to a district that allows the previously approved or contemplated land uses, including Multi-Family Residential, Campground or Recreational Vehicle Park. Under the current zone district, the envisioned Multi-Family Residential use requires a Conditional Use and would be limited to 10-units per building as identified in City Code Section 7.3.301.A. Per the UDC, *"MX-N districts are intended to be located on the edge of or internal to residential neighborhoods with off a combination of local streets and collector/arterial streets"*.

Per the UDC, the MX-M zone district is *"intended to accommodate the development of new activity centers in emerging growth areas, as well as to promote the adaptive reuse or redevelopment of single-use commercial centers that are vacant or underused, or of other obsolete buildings or properties. Activities and uses within MX-M zone districts may be horizontally or vertically mixed based on their density and intensity but should be organized in a compact pattern that promotes pedestrian activity, provides a variety of outdoor gathering spaces, supports multimodal access and circulation, and minimizes impacts on established residential neighborhoods."* The site is located within a predominantly commercial area with primary access to Mark Dabling Boulevard which has a Minor Arterial Street Classification.

Dimensional Standard Comparison:

Dimensional Standard	MX-N (Neighborhood Mixed-Use)	MX-M (Medium-Scale Mixed-Use)
Minimum District Area	N/A	2.5 acres
Minimum Lot Area	N/A	N/A
Minimum Lot Width	N/A	N/A
Maximum Lot Coverage	For residential: 50%	Not specified in table
Front & Side-Street Setbacks	Min 5 ft / Max 20 ft	Min 20 ft;

Dimensional Standard	MX-N (Neighborhood Mixed-Use)	MX-M (Medium-Scale Mixed-Use)
Interior Side Setbacks	5 ft	20 ft
Corner Lot Side-Street Setbacks	15 ft	30 ft
Rear Setbacks	20 ft	15 ft
Maximum Building Height	45 ft	50 ft
Minimum Front Parking Setback	20 ft	20 ft

Application Review Criteria

The Zone Map Amendment application is required to meet the applicable review criteria outlines in City Code Section 7.5.704, which are 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).

The application to rezone this property aligns with several of the goals found in PlanCOS. Please review the comprehensive plan portion of this report for more details. Additionally, the Applicant's project summary also goes into significant detail (Please review the Project Statement Attachment).

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

Through the administrative review, Planning staff did not identify any issues that would result in any detrimental impacts to public interest, health, safety, convenience, or general welfare. The proposed MX-M zone district, as noted above, is envisioned to accommodate a mix of land uses and development patterns.

3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

In 2017, under the previously approved zone change, the site was deemed appropriate for residential development. An unintended consequence of adopting the Unified Development Code in 2023, and concurrent city-wide rezone, the OC zone was absorbed into the MX-N, which prohibits residential uses. All surrounding land uses are permitted within the MX-M district and are considered compatible with multi-family residential from a land use perspective. The envisioned residential use would also provide better connectivity and interaction with Monument Creek. Additionally, there is access to activity centers with various commercial uses that support the greater area.

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.

Although offices are directly adjacent to the property, the broader vicinity contains a mix of land uses. This includes Commercial Centers and Multi-Family Residential uses, and properties along Monument Creek property. Part of the Pikes Peak Greenway Trail extends through this site and onto adjacent properties. The proposal for multi-family residential is compatible with the surrounding area and will allow for positive interaction with the trail system and streamside side overlay.

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.

The site is currently underdeveloped by Office uses in small office buildings (Pikes Peak Research Park). The Applicant plans to remove the existing structures on the property to support the future residential development if the

rezone is approved. Given the attainable housing challenge in the City, the redevelopment of the site with residential uses would be a significant benefit to the community and align with the goals and priorities of PlanCOS.

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).

The Zone Map Amendment is required to be supported by a guiding document. In most cases that is a Land Use Plan. The Applicant submitted this Zone Map Amendment application with a Land Use Statement (refer to Attachment 2_Land Use Statement), which is permitted through City Code Section 7.5.514.B.3. Per this provision of City Code, the Land Use Plan requirement has been waived through a Land Use Statement.

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 previously approved Concept Plan (CPC CP 17-00070), expired in 2023. As such there are no approved Concept Plans for the site. The requested Zone Map Amendment seeks, in part, to re-establish the previously allowed multi-family residential use of the property. The conversion from OC (Office Complex) to MX-N (Mixed-Use Neighborhood) via the UDC update effectively negated the ability to residentially develop the property. The requested MX-M zone district would support this.

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.

This application does not propose an 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.

The application does not propose a PDZ district.

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)).

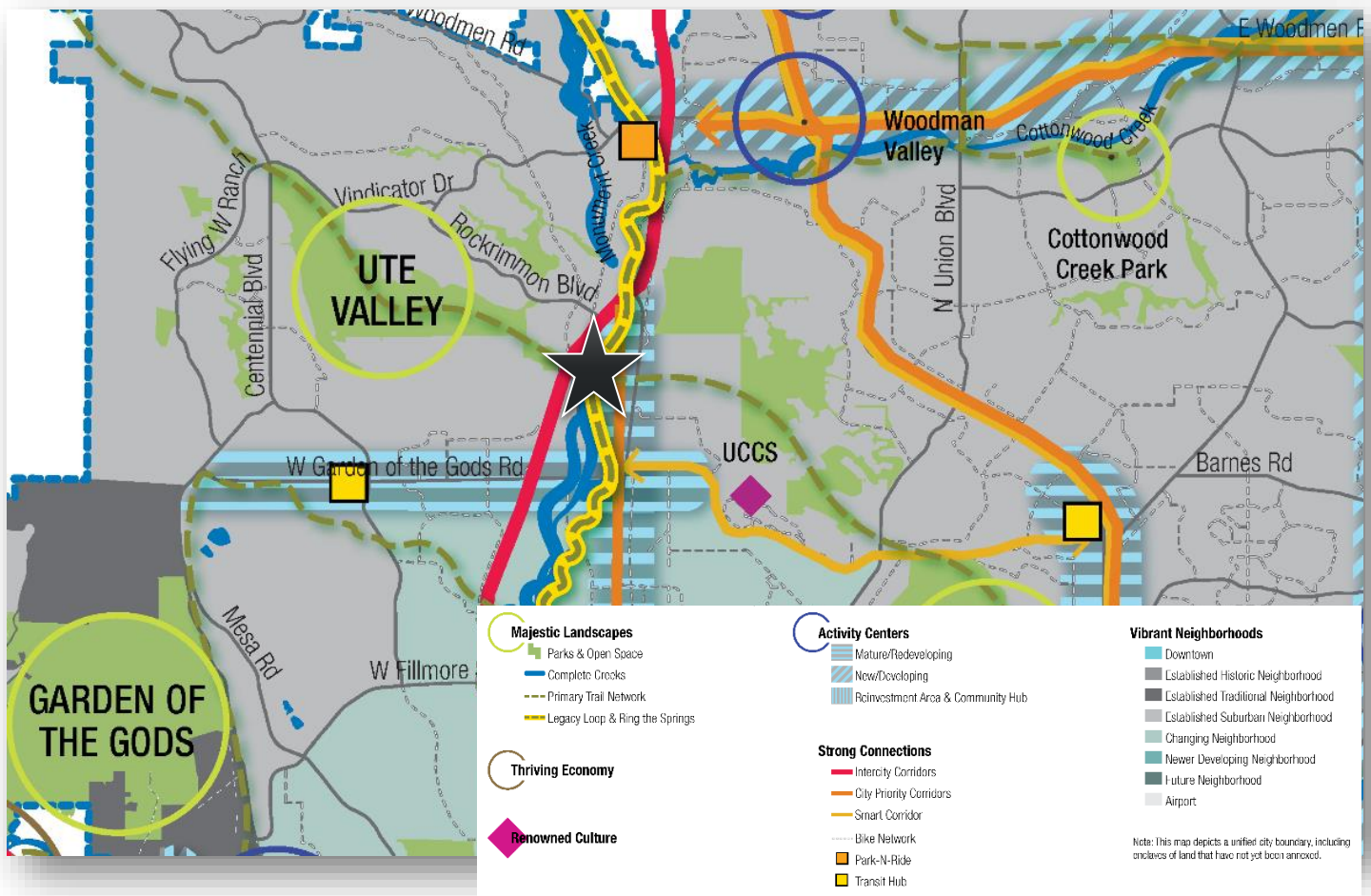
Since this application proposes to rezone into a base zone district, future land uses and development will have to comply with the base dimensional standards and any use-specific standards. At present, there are no use-specific standards for the MX-M district as it relates to multi-family residential use.

After evaluation of the Zone Map Amendment request for 5325 Mark Dabbling Blvd., staff finds that the application meets the review criteria.

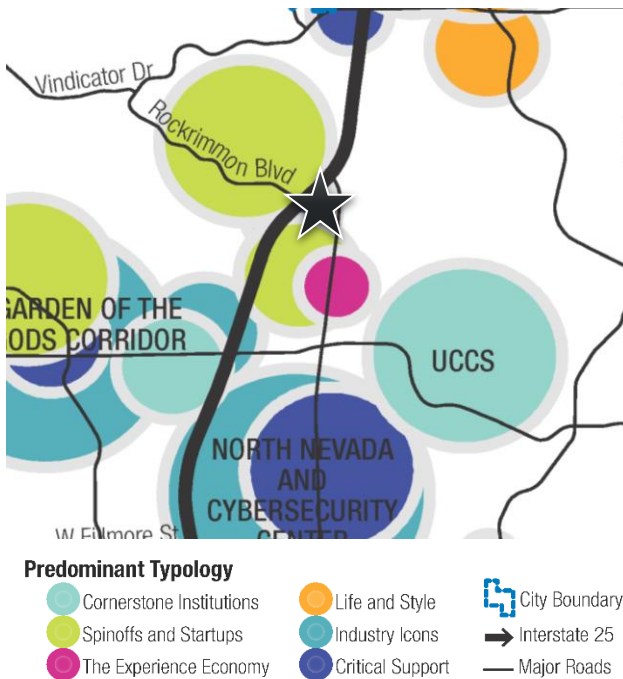
Compliance with Relevant Guiding Plans and Overlays

The SS-O (Streamside Overlay) will be maintained with the requested Zoning Map Amendment, as the site abuts Monument Creek. Future applications will be reviewed for compliance with Streamside Overlay standards.

PlanCOS Vision



The identified property is located within an established suburban neighborhood typology that supports infill and redevelopment as opposed to green field development. There is an emphasis of compatibility from a use and design perspective. The Pikes Peak Greenway Trial extends through this site as part of the Legace Loop which makes this site important for maintain connectivity and promoting appropriate land uses that will continue to activate the trails use. East of the site is a Mature / Redeveloping Activity Center with Regional Commercial Centers along the North Nevada Avenue Corridor.

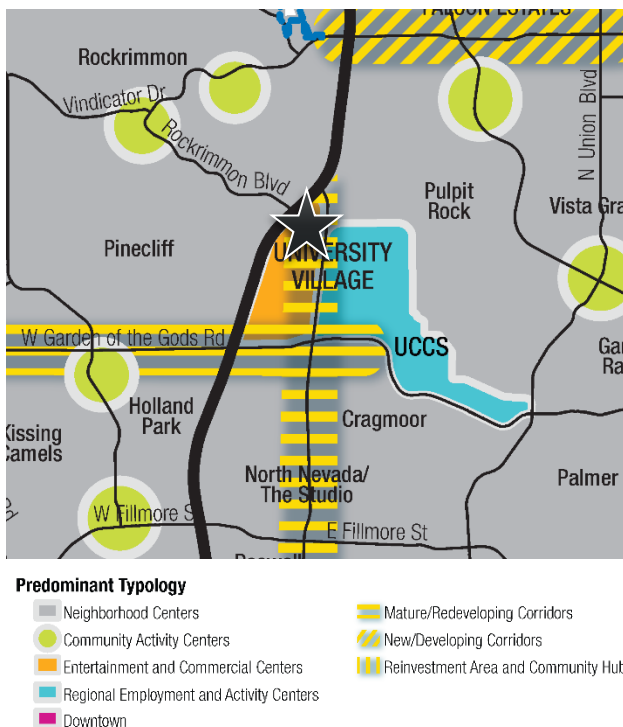


Thriving Economy

Goal TE-1: Build on our quality of place and existing competitive advantages.

Goal TE-2: Diversify the local economy by fostering a range of business types and sizes.

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



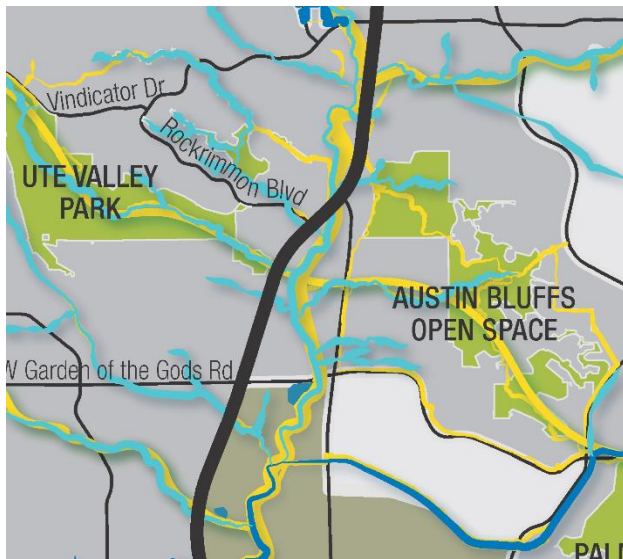
Unique Places

Goal UP-1: Enrich the texture and livability of the city as a tapestry of unique, vibrant, and walkable places

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

Goal UP-4: Strengthen our overall community identity and better serve the needs of residents and business within our large metropolitan area by developing active, unique, and connected centers and corridors.

Goal UP-5: Develop and support unique places and centers as models of resilience and sustainability.



Predominant Typology

- | | |
|---|------------------------|
| Neighborhood Greenspace | Trails and Connections |
| Sports and Active Recreation | Major Trail Corridors |
| Natural Resources and Regional Recreation | Complete Urban Creeks |
| Community Education Landscapes | Complete Greenways |

Majestic Landscapes

Policy ML-4. B: Promote building landscape practices and innovative and environmentally conscious design that uses water wisely, reflects and respects our natural environment, reduces pesticide and fertilizer application, restores biodiversity, and improves resiliency.

Statement of Compliance

ZONE-25-0037 – 5325 Mark Dabling Boulevard – Zone Map Amendment

After evaluation of the Zone Map Amendment for 5325 Mark Dabling Boulevard, the application meets the review criteria.