



AUSTIN BLUFFS PUMP STATION ZONE CHANGE

Planning Commission May 13, 2026

Staff Report by Case Planner: Allison Stocker



Quick Facts

Applicant

Black & Veatch

Property Owner

City of Colorado Springs

Address / Location

4625 Stanton Road

TSN(s)

6320400009; 6320400004

Zoning and Overlays

Current: R-E/PF/HS-O (Single-Family - Estate and Public Facilities with Hillside Overlay) and PF/PDZ/HS-O (Public Facilities and Planned Development Zone with Hillside Overlay)

Proposed: PF/HS-O (Public Facilities with Hillside Overlay)

Site Area

5.24 acres

Proposed Land Use

Public Facility

Applicable Code

UDC

Council District

District 1

Project Summary

A Zone Map Amendment (Rezone) with Land Use Statement consisting of 5.24 acres located at 4625 Stanton Road from R-E/PF/HS-O (Single-Family - Estate and Public Facilities with Hillside Overlay) and PF/PDZ/HS-O (Public Facilities and Planned Development Zone with Hillside Overlay) to PF/HS-O (Public Facilities with Hillside Overlay). (Attachments 1 – Zone Map, Attachment 2 – Legal Description and Attachment 3 – Land Use Statement)

File Number	Application Type	Decision Type
ZONE-26-0004	Zone Map Amendment with Land Use Statement	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	North Colorado Springs Addition #1	01/12/1969
Subdivision	Unplatted. To be platted as "Austin Bluffs Pump Station & Tank Site Subdivision"	N/A
Master Plan	University Park Master Plan	2003
Prior Enforcement Action	N/A	

Site History

The subject property has been used by the City as a public water storage facility since the 1960s. This tank has been utilized by Colorado Springs Utilities ("CSU") to store and redistribute water throughout the Colorado Springs community. As this critical infrastructure has aged, CSU decommissioned the existing water tank and initiated plans to replace it on the same site.

To replace the water tank, CSU was required to submit a Development Plan (refer to Attachment 4 – Development Plan) and a subdivision plat (refer to Attachment 5 – Subdivision Plat) to consolidate two parcels and show the new water tank facility. At the time of review, staff found that the two subject parcels were split zoned with each parcel containing parts of the PF (Public Facilities), R-E (Single-Family - Estate) and PF/PDZ (Public Facilities and Planned Development Zone) zone districts. The Unified Development Code ("UDC") classifies a water storage tank as a "Major Utility"; hence, the entire site must be zoned PF. As such, the Applicant is required to submit a zone change to consolidate both lots under the PF zone district before the development plan or subdivision plat can be approved.

Applicable Code

The subject applications were submitted after the implementation date (June 5, 2023) of the ReTool project. All subsequent references to "the Code" refer 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	PDZ (Planned Development Zone)	Single-Family	Austin Bluffs Open Space
West	PDZ (Planned Development Zone)	Single-Family	UCCS Campus
South	PF (Public Facility)	Public Facility	UCCS Campus / City Property
East	PDZ/R-E (Planned Development Zone and Single-Family - Estate)	Multi-Family	

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Internal Administrative Review / Prior to City Planning Commission
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	45 Postcards Mailed
Number of Comments Received	0 Comments Received

Public Engagement

No public comments were received regarding this application. When notice for the Zone Map Amendment was issued, the neighborhood had already been notified of the related development plan.

Timeline of Review

Initial Submittal Date	February 17, 2026
Number of Review Cycles	2 reviews
Item(s) Ready for Agenda	April 19, 2026

Agency Review

Traffic Engineering

Traffic Engineering had no comments after review of this application.

City Engineering

City Engineering had no comments after review of this application. Under the current Development Plan application, a geohazard report has been submitted. This analysis has no impact on the decision-making for the Zone Map Amendment. (Attachment 6 – Geohazard Report)

SWENT

Stormwater Enterprise had no comments after review of this application. Under the current Development Plan application, a final drainage report and variance have been submitted. This analysis has no impact on the decision-making for the Zone Map Amendment. (Attachment 7 – Drainage Variance)

Colorado Springs Police Department

Colorado Springs Police Department had no comments after review of this application.

Colorado Springs Fire Department

Colorado Springs Fire Department had no comments after review of this application.

Colorado Springs Utilities

Colorado Springs Utilities had no comments after review of this application.

Hillside Overlay

The Hillside Overlay Reviewer had no comments after reviewing this application.

Licensed Surveyor

The City's Licensed Surveyor provided comments on this application, and all issues have been resolved.

Zone Map Amendment

Summary of Application

The Applicant chose to submit the Zone Map Amendment application with Land Use Statement (refer to Attachment 3 – Land Use Statement), which is permitted through City Code Section 7.5.514.B.1.b. Land Use Statements shall indicate the following: a. Proposed land uses, housing densities (as applicable), and development intensity; b. Compatibility with adjacent development patterns; and c. Impact to adjacent developments including but not limited to light, noise, and traffic. The applicant has already submitted a Development Plan (refer to Attachment 4 – Development Plan) and Subdivision Plat (refer to Attachment 5 – Subdivision Plat) which are currently being reviewed administratively. These applications support the installation of a new five-million-gallon water storage tank following removal of the decommissioned tank.

This Zone Map Amendment is required to consolidate the entirety of the future water storage tank site/property under the PF (Public Facilities) zone district which is the only zone district that allows a “Major Utility”. Presently, the two parcels that make up this Zone Map Amendment are both “split-zoned” with one parcel being a combination of R-E (Single-Family - Estate) and PF (Public Facility) zone districts, and the other being PF/PDZ (Public Facilities and Planned Development Zone) and PF (Public Facility) zone districts. Before the related Development Plan and Subdivision Plat can be approved, allowing the water tank installation to move forward, the entirety of the project area must be rezoned to the PF zone district. The Applicant has provided justification of how the Zone Map Amendment meets the relevant criteria which can be found in Attachment 8 – 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.

There is no anticipated negative impact to the general welfare of the area through the proposed Zone Map Amendment. The public is accustomed to the site’s use as a public facility and its associated impacts. The overall use of the site and potential externalities will not change with the introduction of the new water storage tank since the old water tank has only recently been decommissioned. Since the PF (Public Facility) zone district only permits Major Utilities within its boundaries, there is no concern that another land use could potentially occupy this space without requiring a new Zone Map Amendment application.

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

Rezoning the site to PF (Public Facility) is appropriate for the proposed “Major Utility” use. The site has historically been used in the same manner and is owned and operated by the City.

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.

The Zone Map Amendment to consolidate the subject properties’ zoning under the PF (Public Facility) zone will not change the land use or impacts on the surrounding area. The intensity of use and associated traffic impacts are expected to remain consistent with historical 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.

The Zone Map Amendment will not displace residents and is not expected to impact the broader community. The improved water storage tank will be an upgrade to the City’s utilities and there will be a positive change for Colorado Springs Utilities’ ability to provide services.

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).

A Land Use Statement was submitted in lieu of a 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.

Not applicable, as there now previously approved Concept Plans for the area encompassing the property.

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 application does not propose the creation of 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 include the proposed creation of 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)).

The PF (Public Facility) zone district does not include fixed dimensional standards; these are established during development plan review based on site's context. A concurrent Development Plan (refer to Attachment 1 - Development) application is being administratively reviewed for the siting and development of the new water tank. As proposed, the new water tank is set back on the southeast corner of the site, oriented as far away from the closest residential homes as possible. The average height of the new tank will range from 39.5' to 48.5' depending on the surrounding grade. The proposed height is not dissimilar to the previous water tank storage unit that was over 32' but also took up a greater portion of the site and was oriented closer to the closest residential units. Overall, the proposed design is responsive to the existing site conditions in the area and meets the intent of this District's flexible nature.

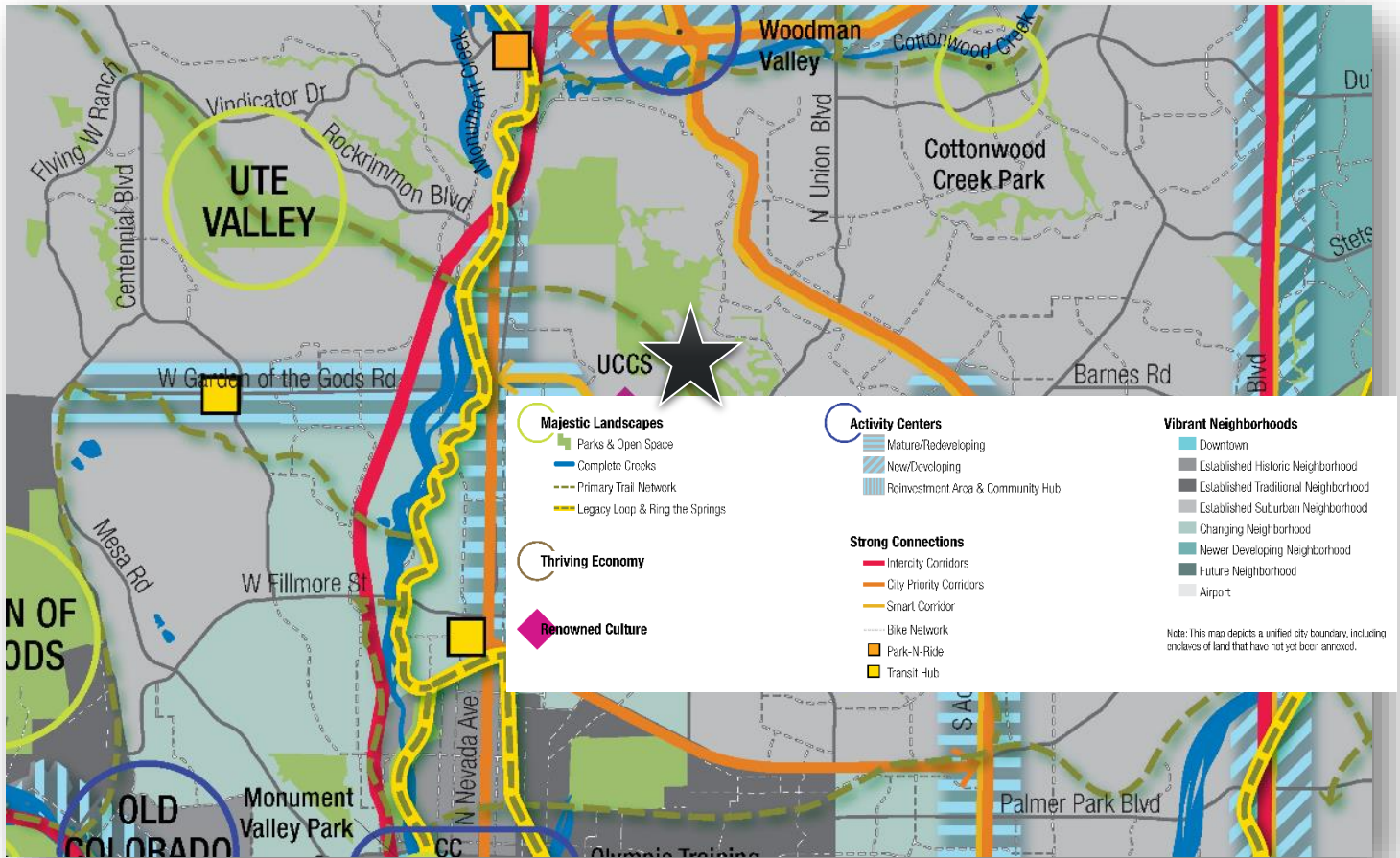
After evaluation of the Austin Bluffs Pump Station Zone Map Amendment, the application meets the review criteria.

Compliance with Relevant Guiding Plans and Overlays

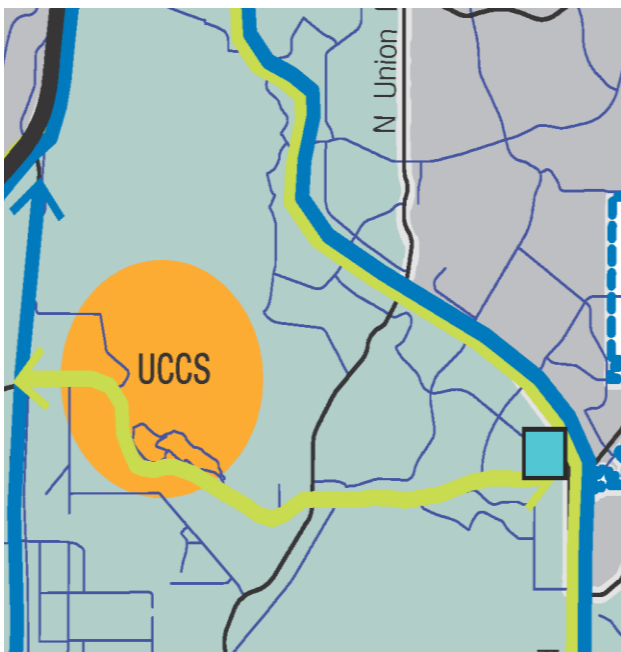
The subject property is located within the University Park Master Plan which was last updated in 2003. This master plan specifically calls out the use of the site as "City of Colorado Springs Water Department" and shows the approximate water tank location. Continued use of the site as a public facility aligns with the Master Plan.

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 development is minimal and major changes are not anticipated to existing land use patterns. The proposed zone map amendment supports PlanCOS through the following policy alignment:



- Predominant Typology**
- Urban Core Streets
 - Established Suburban Streets
 - Developing Suburban Streets
 - Future Streets
 - Smart Corridors
 - Multimodal Corridors
 - Bike Master Plan Network
 - Major Destination Areas
 - Transportation Hubs
 - Park-N-Rides

Strong Connections

This zone map amendment supports Colorado Springs Utilities (“CSU”) long term infrastructure planning goals and water storage needs integral to the City’s wellbeing. This request complies with PlanCOS’s below Goals, Policy, and Strategies related to CSU’s goals.

Goal SC-4: Achieve a more environmentally sustainable utilities system for the City.

- **Policy SC-4. A: Efficiently use the existing utility system capacity.**
 - Strategy SC-4. A-1: Support a combination of density, infill, redevelopment, and design to reduce the rate of addition of pipeline and conductor miles that need to be maintained by Colorado Springs Utilities or other entities.
 - Strategy SC-4. A-2: Support programs to upgrade older buildings so that they are more efficient, use less energy, water, and gas, and partner with public, non-profit, and private entities to collaborate on home retrofitting programs.
 - Strategy SC-4. A-3: Coordinate with CSU in their plans for terminal water storage, conservation, distribution, and recreation.

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After evaluation, staff finds that the application meets the review criteria.