



Item # - Tava Mountain Battery Energy Storage

CITY PLANNING COMMISSION
FORMAL MEETING – May 14th, 2025



Tava Mountain Battery Energy Storage

QUICK FACTS

Address:

1133 S. Royer Street

Location:

South of the intersection of Santa Fe Street and S. El Paso Street

Zoning and Overlays

Current: General Industrial (GI)

Proposed: PDZ (Planned Development Zone; non-residential; 180,000 maximum square footage; 80 feet maximum building height)

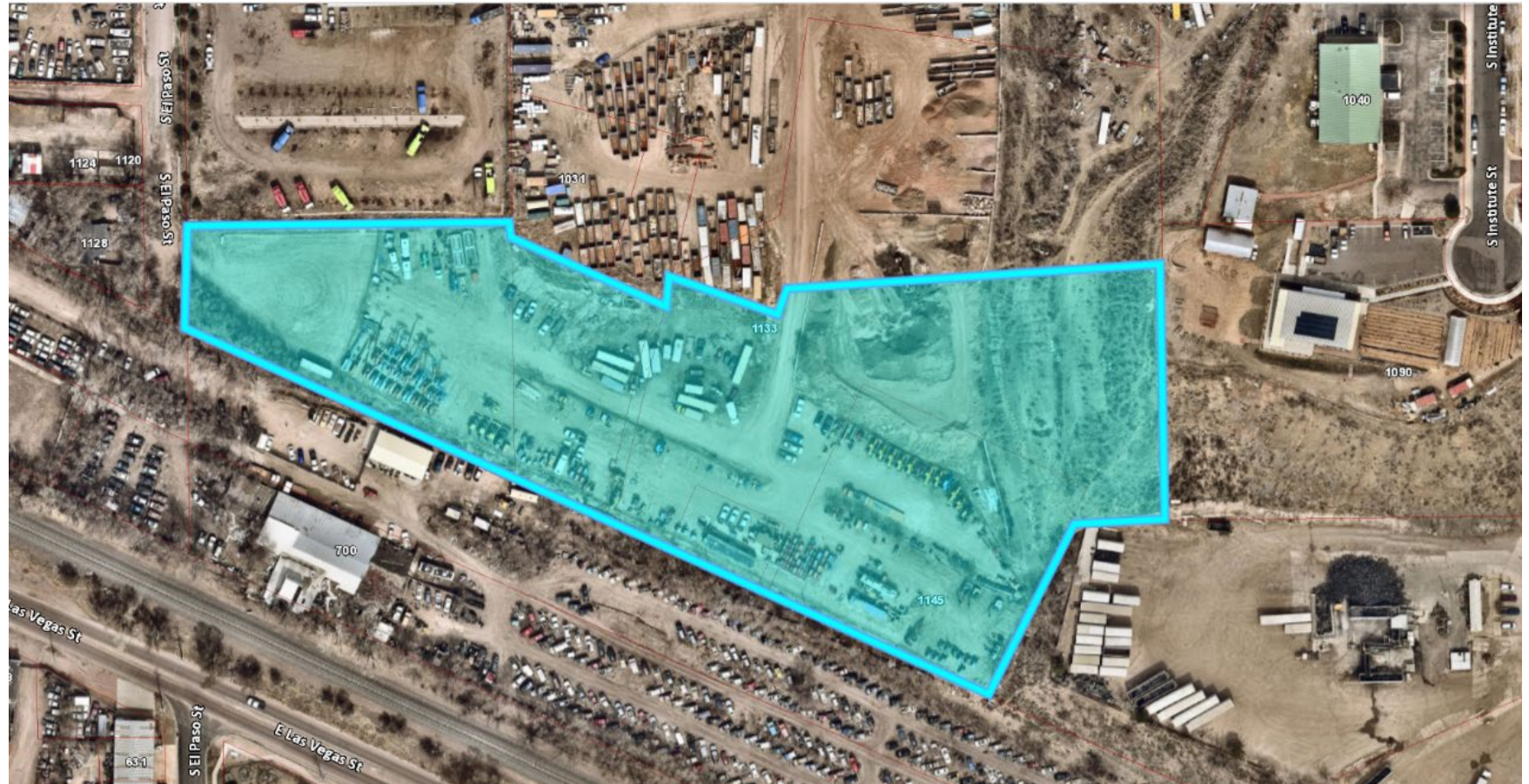
Site Area

4.49 acres

Proposed Land Use

Major Public Facility (Battery Energy Storage)

VICINITY MAP



APPLICATIONS

Planned Development Zone Change,
Planned Development Zone Land Use
Plan

Tava Mountain Battery Energy Storage

PROJECT SUMMARY

File #(s):

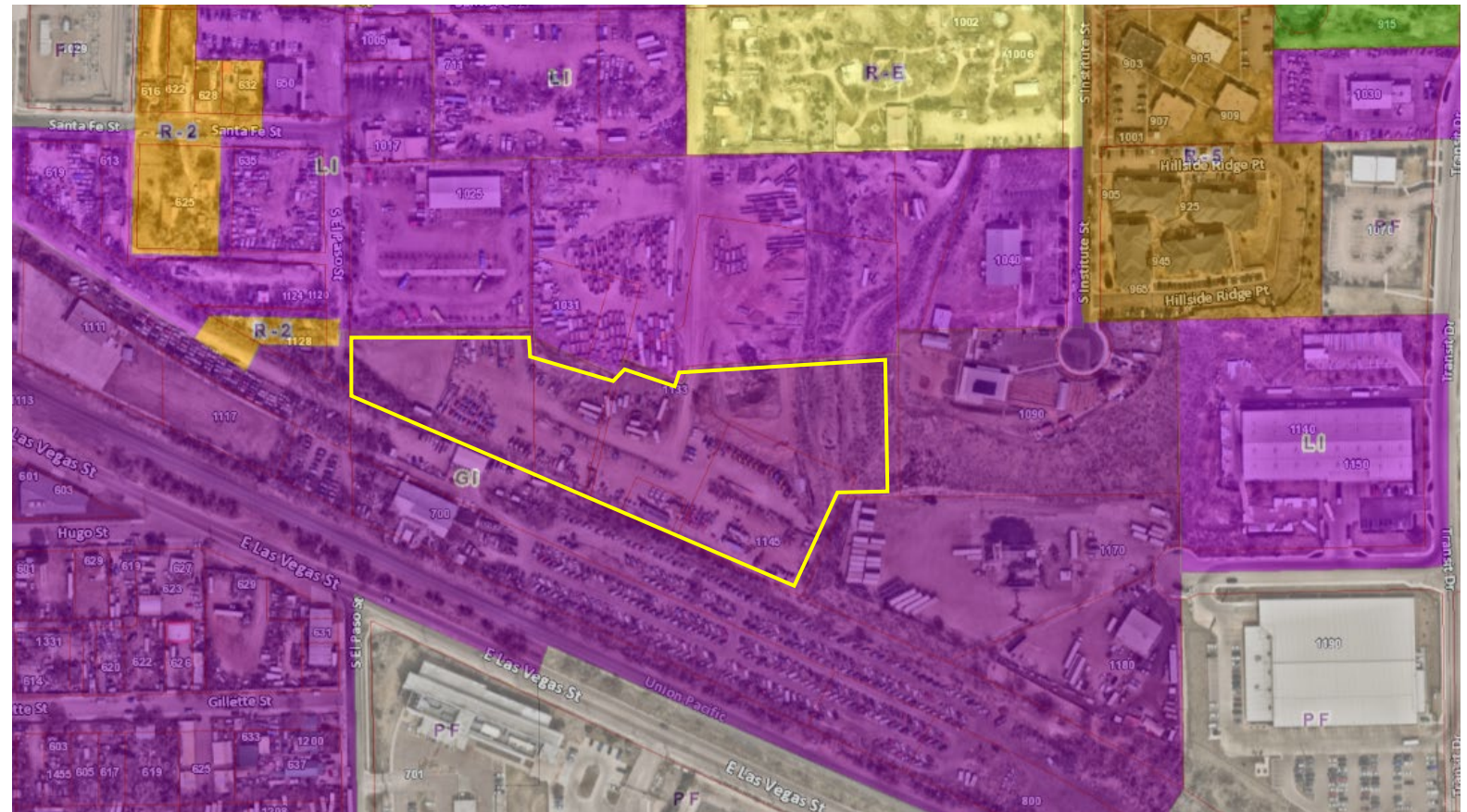
PDZZ-25-0001

PDZL-25-0002

Project Proposal:

Zone change from General Industrial to Planned Development Zone to support the continuation of existing use (Heavy Vehicle Storage) and allow for future development of the site as a major public facility (battery energy storage)

ZONING MAP

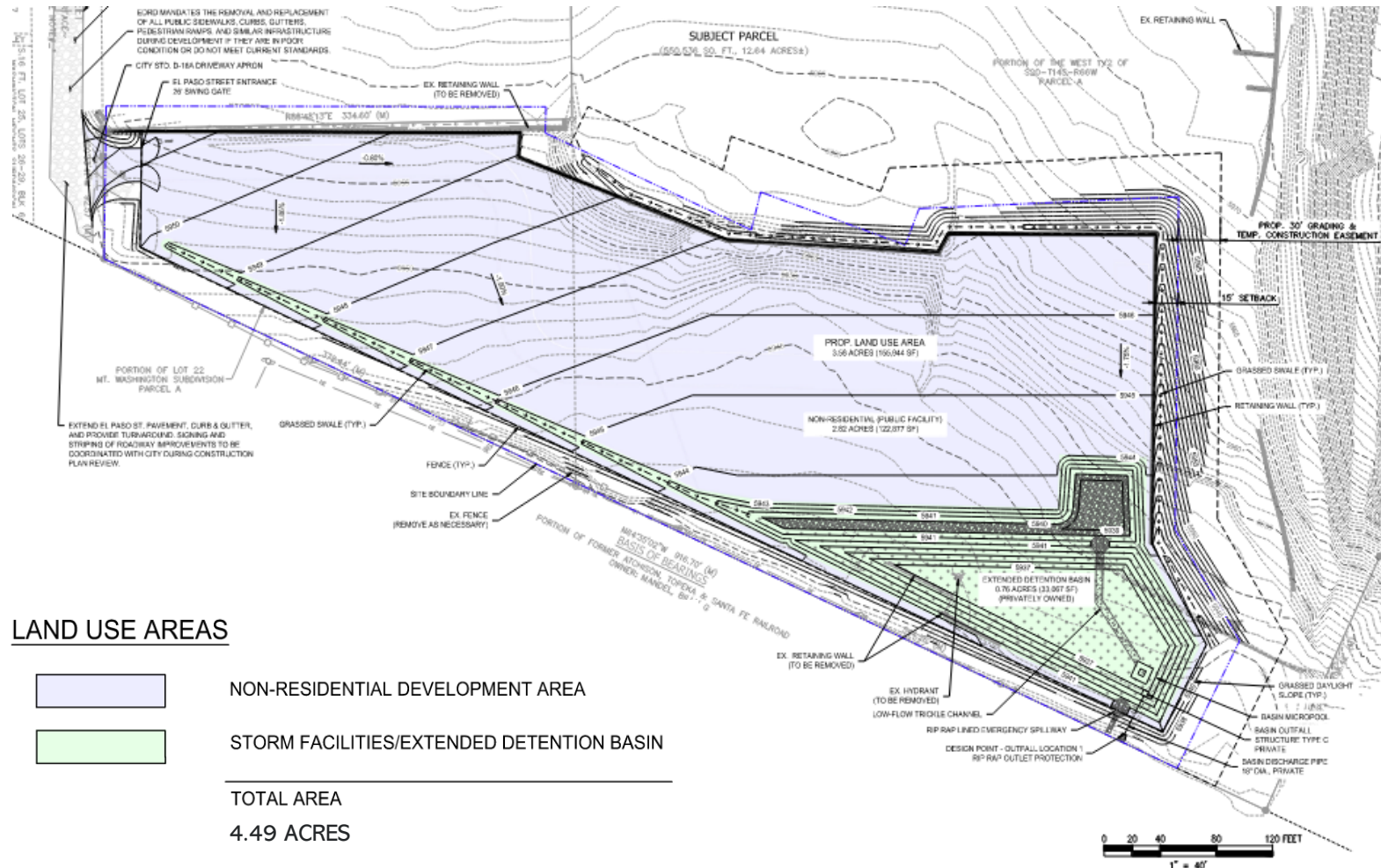


Tava Mountain Battery Energy Storage

ADDITIONAL INFO

- PDZ to allow for:
 - 180,000 SF of non-commercial uses
 - Maximum building height of 80ft
 - Land uses to follow Section 7.2.301 Use-Table for Public Facility (PF) and General Industrial (GI) Zoning Districts

LAND USE PLAN



PDZ Community Benefits

HIGH QUALITY DESIGN FEATURES:

AS AN OPTIONAL ENHANCEMENT TO MEET THE COMMUNITY BENEFITS REQUIREMENTS, THE FOLLOWING CONDITIONS BELOW ARE BEING OFFERED. HOWEVER, IF DURING THE DEVELOPMENT PLAN REVIEW PROCESS, IT IS DETERMINED THIS CONDITION IS REQUIRED, RATHER THAN OPTIONAL, ALTERNATIVE LANDSCAPING ENHANCEMENTS WILL BE DETERMINED.

FOR 65% OF THE SITE PERIMETER, ONE OF THE FOLLOWING OPTIONS (A-C) WILL BE INCORPORATED FOR PERIMETER LANDSCAPING.

- A. LANDSCAPE STRIP MEETING THE STANDARDS FOR TREES, SHRUBS, AND VEGETATIVE COVER IN THE LANDSCAPE POLICY MANUAL AT LEAST FIFTEEN (15) FEET IN WIDTH.
- B. LANDSCAPE STRIP MEETING THE STANDARDS FOR VEGETATIVE GROUNDCOVER IN THE LANDSCAPE POLICY MANUAL AT LEAST FIFTEEN (15) FEET IN WIDTH WITH CONSIDERATIONS TO MEET LOCAL FIRE DEPARTMENT REQUIREMENTS AND FENCING OF ARCHITECTURAL VALUE, CONSIDERING DESIGN AND MATERIALS WITH HEIGHT AND SECURITY ALLOWANCES NECESSARY TO MEET NERC AND/OR APPLICABLE CODE REQUIREMENTS.
- C. DECORATIVE HARDSCAPE STRIP AT LEAST FIFTEEN (15) FEET IN WIDTH WITH AN APPROVED MIX OF HARDSCAPE MATERIALS AND VEGETATION WITH CONSIDERATIONS TO MEET LOCAL FIRE DEPARTMENT REQUIREMENTS AND FENCING OF ARCHITECTURAL VALUE, CONSIDERING DESIGN AND MATERIALS WITH HEIGHT AND SECURITY ALLOWANCES NECESSARY TO MEET NERC AND/OR APPLICABLE CODE REQUIREMENTS.

PERIMETER LANDSCAPING MAY BE SUBSTITUTED WITH INTERNAL LANDSCAPING ON A FOOT-BY-FOOT BASIS. PER SECTION 7.4.90, ALL NONRESIDENTIAL DEVELOPMENT PROJECTS MUST ALLOCATE AT LEAST 5% OF THE TOTAL SITE AREA TO NON-ACTIVATED GREEN SPACE. HOWEVER, FOR HEAVY INDUSTRIAL PROJECTS WHERE INTERNAL LANDSCAPING MAY NOT BE SUITABLE DUE TO SITE CONFIGURATION AND USAGE, THE MANAGER MAY PERMIT SOME OR ALL OF THE REQUIRED INTERIOR LANDSCAPING TO BE RELOCATED TO THE MAIN PROPERTY ENTRANCES, OFFICE AREAS, OR OUTSIDE THE PERIMETER WALL OR FENCE.

SUSTAINABLE DEVELOPMENT PRACTICES:

DEVELOPMENT PLAN TO BE REVIEWED TO PROVIDE COMMUNITY BENEFIT VIA SUSTAINABLE DEVELOPMENT PRACTICES: SUSTAINABLE DEVELOPMENT PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO, THE USE OF LOW IMPACT DEVELOPMENT (LID) DESIGN FEATURES THROUGHOUT THE DEVELOPMENT, SOLAR ORIENTATION OF BUILDING FORMS AND OTHER PASSIVE ENERGY-EFFICIENT DESIGN STRATEGIES THROUGHOUT THE DEVELOPMENT, GREEN INFRASTRUCTURE MEASURES, COMMUNITY-LEVEL RENEWABLE ENERGY PRODUCTION, AND DISTRICT HEATING AND COOLING THROUGHOUT THE DEVELOPMENT.

TIMELINE OF REVIEW

Initial Submittal Date

June 4th, 2024

Number of Review Cycles

3 cycles

Item(s) Ready for Agenda

April 21st, 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	111 Postcards
Number of Comments Received	1 Comments Received

PUBLIC ENGAGEMENT

- Only one comment was received that expressed concern for this project and potential safety issues that could be exacerbated by additional vehicles and work trucks on the road.

AGENCY REVIEW

Traffic Engineering

The developer will be responsible for improving El Paso Street. The land use plan meets the City Traffic Manual.

SWENT

All comments addressed.

Engineering Development Review

All comments addressed.

Colorado Springs Utilities

All comments addressed.

Fire

No comments received during review.

Planning Landscape

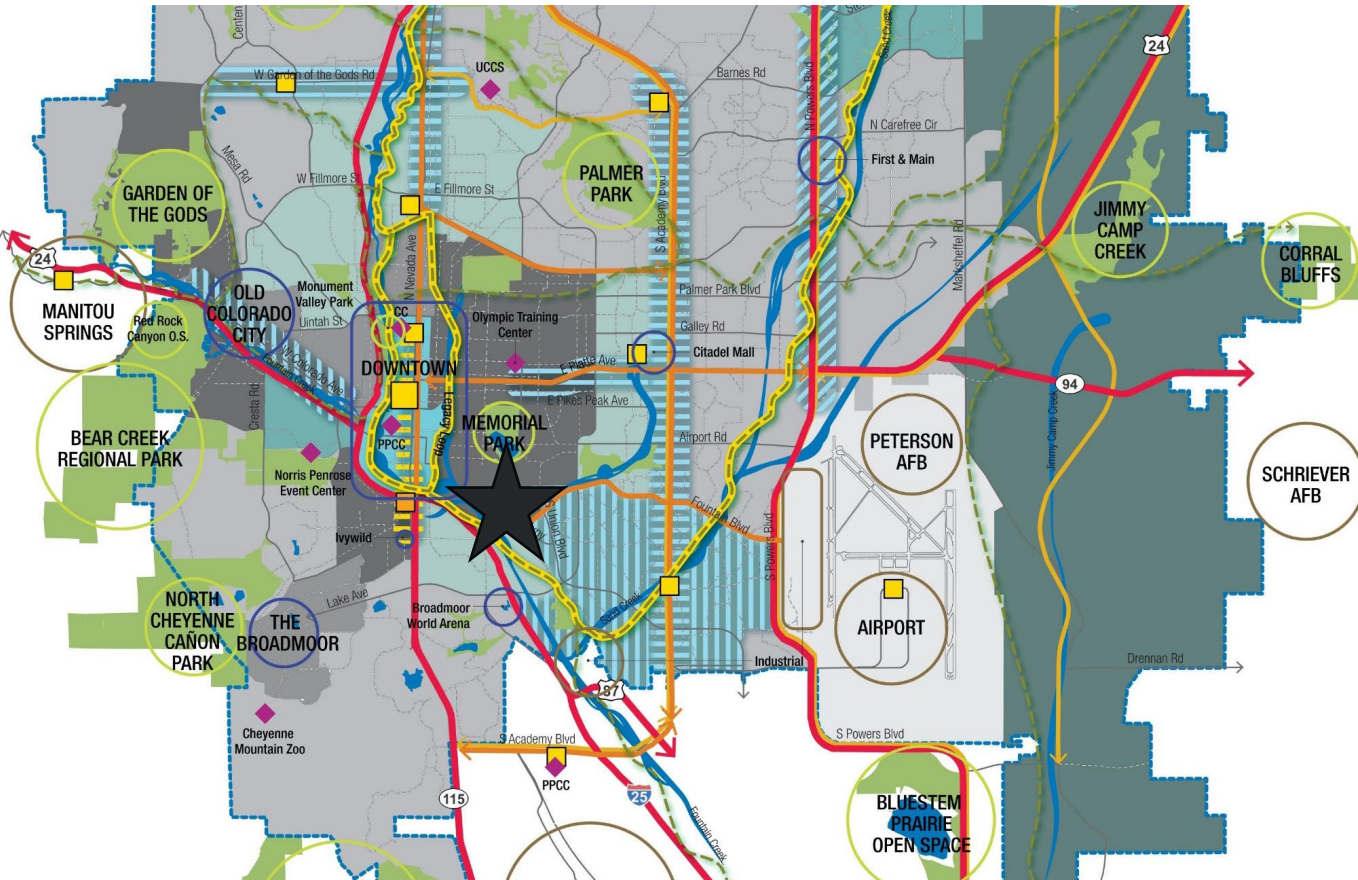
The optional landscaping enhancements provided are sufficient to meeting the community benefits requirement. Further review at time of development plan.

Police

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

7.5.704: Zoning Map Amendment

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 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)). (Ord. 23-03)

Statement of Compliance

PDZZ-25-0001

After evaluation of the Tava Mountain Battery Energy Storage Planned Development Zone Change, the application meets the review criteria .

APPLICATION REVIEW CRITERIA

7.5.514 Land Use Plan

Criteria for Approval

1. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council
2. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;
3. Compatibility with the land uses and development intensities surrounding the property;
4. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;
5. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;
6. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;
7. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

Statement of Compliance

PDZL-25-0002

After evaluation of the Tava Mountain Battery Energy Storage Planned Development Land Use Plan, the application meets the review criteria.

PLANNING COMMISSION MOTIONS

Optional Motions

PDZZ-25-0001 – Tava Mountain Energy Storage Facility Zone Change

Motion to Approve

Recommend approval to City Council the zone change of 4.49 acres from GI (General Industrial) to PDZ (Planned Development Zone; non-residential; 180,000 maximum square footage; 80 feet maximum building height) 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

Recommend denial to City Council the zone change of 4.49 acres GI (General Industrial) to PDZ (Planned Development Zone; non-residential; 180,000 maximum square footage; 80 feet maximum building height) 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.

PLANNING COMMISSION MOTIONS

Optional Motions

LUPL-25-0002 – Tava Mountain Energy Storage Facility Land Use Plan

Motion to Approve

Recommend [approval/denial] to City Council the [name from plan] Land Use Plan based upon the findings that the proposal complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514.

Motion to Deny

Recommend [approval/denial] to City Council the [name from plan] Land Use Plan based upon the findings that the proposal complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514.

