



Quick Facts

Applicant

Jennifer Shagin, Kimley-Horn

Property Owner

Tomas Olvido Enriquez, Dorados Transport

Address / Location

3875 Aerospace Boulevard

TSN(s)

5503200008

Zoning and Overlays

Current: BP/cr/AP-O/SS-O (Business Park with Conditions of Record, Airport and Streamside Overlays)

Proposed: BP/cr/AP-O/SS-O (removal of Sub-condition I of Condition 1 and all of Condition 2 from Ord. 88-122)

Site Area

7.03 Acres

Proposed Land Use

Heavy Vehicle and Equipment Storage

Applicable Code

Unified Development Code (UDC)

Council District

#4

Project Summary

The applicant, Kimley-Horn on behalf of Dorado's Real Estate LLC, requests a Zoning Map Amendment to remove Sub-condition I of Condition 1 and all of Condition 2 from Ordinance 88-122, which currently prohibits truck, tractor, trailer, bus storage yards or motor freight terminals, and any outdoor storage of components or stockpiling within this site. The amendment would allow the property at 3875 Aerospace Boulevard to pursue Heavy Vehicle and Equipment Storage as a use with future entitlement applications.

File Number	Application Type	Decision Type
ZONE-25-0005	Zoning Map Amendment (Rezoning)	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Colorado Center #1	1988
Subdivision	N/A (not platted)	N/A
Master Plan	Banning Lewis Ranch	2020
Prior Enforcement Action	Use of property without proper entitlements.	2023

Site History

The subject property is a 7.03-acre parcel located between Aerospace Boulevard and Marksheffel Road. It was annexed into the City of Colorado Springs in 1988 as part of the Colorado Center #1 annexation and zoned PIP-2/CR (Planned Industrial Park with Conditions of Record) under Ordinance 88-122 (Attachment 3 – Ordinance 88-122). The ordinance established a Research and Development (R&D) park vision with specific land use restrictions and dimensional standards.

The property has remained vacant and unplatted since annexation. It is located within the Banning Lewis Ranch Master Plan, which designates this area for “Research and Development” land uses. This category allows a mix of buildings to be used for industrial, office, and research and development activities.

In 2023, the City initiated code enforcement on the property due to the unauthorized use of the site for vehicle and equipment storage. This enforcement action prompted the current application to bring the site into compliance through a zoning map amendment (Attachment 4 – Land Use Statement).

Also in 2023, the City adopted the Unified Development Code (UDC) as part of the ReToolCOS initiative. This code replaced the former zoning classifications, including the PIP-2 district, with updated zone districts. As a result, the subject property was reclassified to BP (Business Park). While the BP zone allows a broader range of industrial and employment uses, the Conditions of Record from Ordinance 88-122 remain in effect unless formally removed.

The site is also subject to the Streamside Overlay (SS-O) due to the presence of Jimmy Camp Creek and lies within the Airport Overlay (AP-O) and Accident Potential Subzone 2 (APZ-2).

Historically, Aerospace Boulevard has not been constructed to City standards, and ownership of the roadway remains unresolved. This issue has become a key consideration in the review of this and other nearby development proposals.

Applicable Code

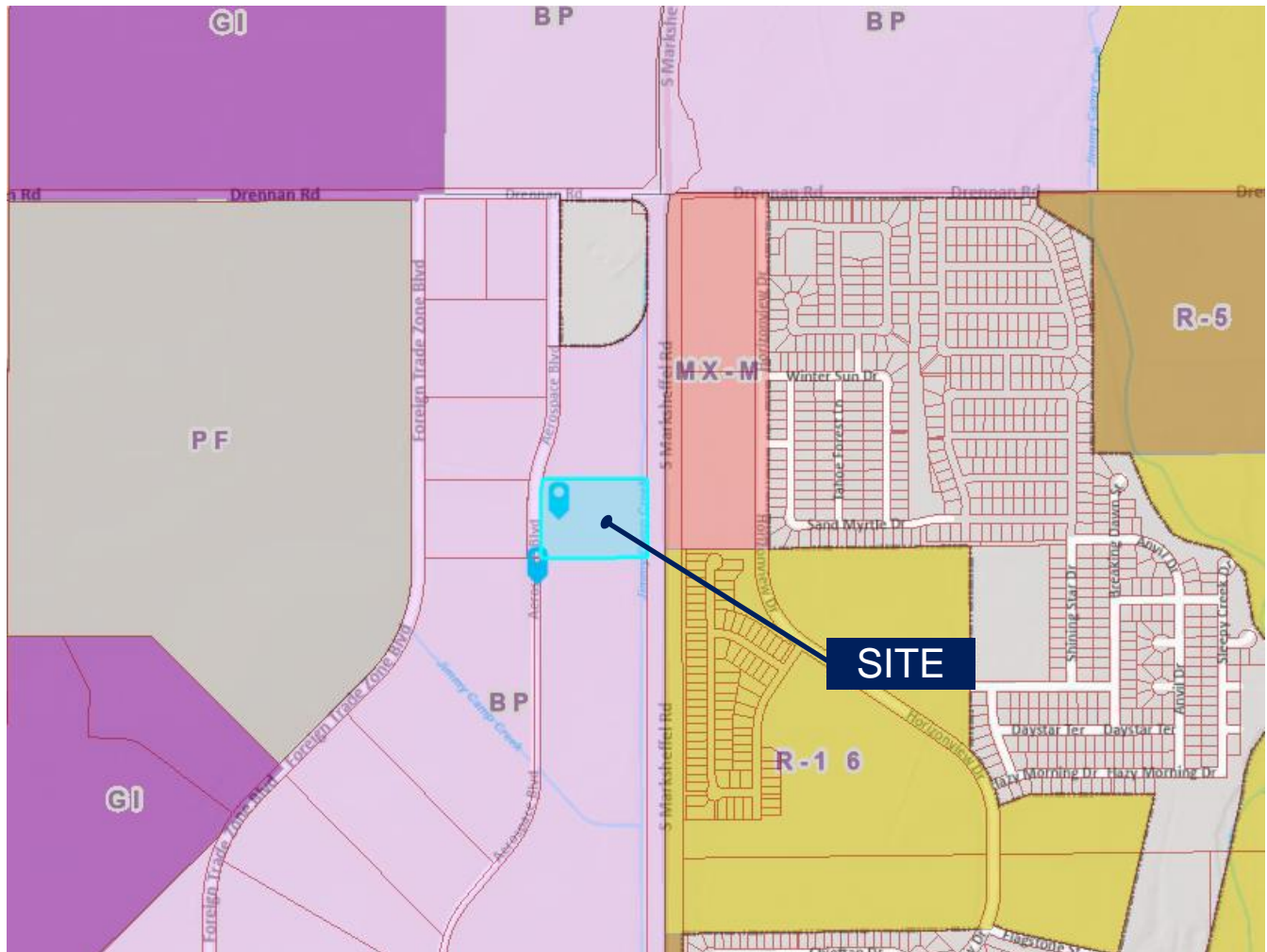
The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	BP (Business Park)	Vacant	N/A
West	BP (Business Park)	Vacant	N/A
South	BP (Business Park)	Vacant	N/A
East	MX-M (Mixed-Use Medium Scale) R-1 6: Single-Family Medium	Vacant	Single-Family lots have recently been platted and construction is beginning to the SE across Marksheffel Rd.

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Initial Administrative Review / City Planning Commission
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	42 – sent for each public notice occurrence
Number of Comments Received	One (1)

Public Engagement

A formal objection was submitted by Alvaro Testa, District Manager for the Colorado Centre Metropolitan District, citing concerns that Aerospace Boulevard is not built to City standards and was never formally conveyed to the City. The District requests that the applicant participate in the dedication and improvement of Aerospace Boulevard (Attachment 5 – Public Comment).

Timeline of Review

Initial Submittal Date	1/24/2025
Number of Review Cycles	Four (4)
Item(s) Ready for Agenda	9/23/2025

Agency Review

Traffic Engineering

The developer will be responsible to build Aerospace Boulevard to full city standards adjacent to the site. Cost Recovery is an option available to the property owner to support future upgrades to the road.

Parks

No comments received.

Stormwater Enterprise (SWENT)

No comments received.

Colorado Springs Utilities (CSU)

Colorado Springs Utilities comments will be provided at the time of the required Preliminary Utility and Public Facilities Plan submittal associated the future development plan entitlement.

Colorado Springs Airport

No comments received.

Engineering Development Review

If Aerospace Boulevard has changed or will be changed to City Right of Way, the street must be rebuilt to full City Standard. See further discussion below.

Streamside Overlay

The property is subject to the Streamside Overlay requirements set forth in Section 7.2.603 of the Unified Development Code (UDC). Approximately twenty-five (25) percent of the property is encumbered by the inner or outer streamside buffers and has portions of Jimmy Camp Creek within the property boundary. The proposed removal of certain conditions of record will allow the future development of a Heavy Vehicle and Equipment Storage area. This proposed future land use could create potential conflicts of the Creek's ecosystem and impact local waterways if not addressed appropriately at time of Development Plan Review. However, the applicant is aware of requirements and recommendations given by Planning Staff that will enable the proposed use to coexist safely in this location. Staff finds that this site has adequate space to allow intentional configuration of the site elements and prevent runoff into the Creek. Further review of the project will be completed at time of Development Plan Review.

Zoning Map Amendment

Summary of Application

In accordance with UDC Section 7.5.704.A, the purpose of a zoning map amendment is to establish standards and provide a mechanism for the City to review and decide on an application to rezone property within the City's jurisdiction, where the City has determined that rezoning or modification of zoning conditions is appropriate. In this case, the applicant is not requesting a change to the base zoning district, but rather a removal of specific conditions of record that were carried forward from the original PIP-2/CR zoning under Ordinance 88-122.

The applicant, Kimley-Horn on behalf of Dorado's Real Estate LLC, is requesting to remove:

Sub-condition I of Condition 1, which prohibits "truck, tractor, trailer, bus storage yards or motor freight terminal," and

All of Condition 2, which prohibits outdoor storage of components or stockpiling (Attachment 3 – Ordinance 88-122).

These conditions were originally adopted in 1988 to support a Research and Development Park vision. However, the surrounding area has since evolved to support a broader range of industrial and storage uses. With the adoption of the Unified Development Code (UDC) in 2023, the site was reclassified to BP (Business Park), which allows for a wider array of employment and light industrial uses. The requested amendment is the first step in bringing the site's entitlements into alignment with the current zoning framework and surrounding development context (Attachment 4 – Land Use Statement).

If the conditions are removed, the proposed Heavy Vehicle and Equipment Storage use would still require a Conditional Use Development Plan, subject to review and approval by the City Planning Commission, in accordance with UDC Section 7.5.501. This ensures that the proposed use will be evaluated for compatibility with surrounding development, site design, and mitigation of potential impacts.

The applicant submitted a Land Use Statement in lieu of a Land Use Plan, requesting a waiver in accordance with UDC Section 7.5.514.B.3. The waiver is justified based on the limited size of the site, the absence of a proposed subdivision or phasing, and the fact that the site is already subject to an adopted Master Plan (Banning Lewis Ranch). Staff finds that the waiver is appropriate.

The site is also subject to several overlay districts that influence future development to include:

- The Streamside Overlay (SS-O) applies to the eastern portion of the site due to the presence of Jimmy Camp Creek. Approximately 25% of the parcel falls within the inner or outer streamside buffer zones. The applicant is aware of these constraints and will address them during the future Development Plan review process.

- The property is also located within the Airport Overlay (AP-O) and Accident Potential Subzone 2 (APZ-2). These overlays restrict certain sensitive land uses (e.g., residential, schools, hospitals) but allow industrial and storage uses consistent with the proposed amendment.

Road Ownership and Infrastructure Coordination:

A challenge associated with this application is the condition and ownership of Aerospace Boulevard, which provides access to the site. As noted in public comment submitted by Alvaro Testa, District Manager for the Colorado Centre Metropolitan District, Aerospace Boulevard is not currently constructed to City standards, and the City has not formally accepted ownership of the roadway. The District has expressed concern that the road is not designed to accommodate the traffic generated by the proposed use and has requested that no further entitlements be approved until the applicant agrees to participate in the dedication and improvement of Aerospace Boulevard (Attachment 5 – Public Comment).

In response, the applicant and property owner are actively coordinating with other incoming projects and property owners along Aerospace Boulevard to plan for future upgrades to the roadway and to explore ownership configurations that would allow for its future deeding from the district (whether this is public or private). This collaborative approach is intended to ensure that infrastructure improvements are implemented in a coordinated and equitable manner, supporting the long-term development of the area. The upgrades and deeding of Aerospace Boulevard will need to occur before approval of the Conditional Use Development Plan that will allow this site to be developed.

Application Review Criteria

UDC Code Section 7.5.704.D

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 proposed amendment aligns with the PlanCOS Comprehensive Plan, particularly the goals and strategies related to economic development, infill, and infrastructure efficiency. The project supports:
 - Goal TE-1: Building on the city's competitive advantages by enabling industrial and employment uses.
 - Policy TE-1A: Supporting job growth in targeted industry clusters.
 - Strategy TE-2A-1: Identifying and supporting key industrial sites with multimodal access.

The proposal is also consistent with the Banning Lewis Ranch Master Plan, which designates the site for Research and Development uses, a category that includes industrial and office uses such as the proposed Heavy Vehicle and Equipment Storage.

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

- The removal of the outdated conditions of record will allow the site to be used in a manner consistent with the current BP (Business Park) zoning and surrounding development. The proposed use will be subject to a Conditional Use Development Plan, which will ensure that any potential impacts are mitigated through site design, buffering, and operational controls. Additionally, the applicant is proactively addressing infrastructure concerns related to Aerospace Boulevard through coordination with adjacent property owners and the Colorado Centre Metropolitan District.

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

- The site is surrounded by BP (Business Park) zoned properties and is located in an area that has transitioned from a conceptual R&D park to a more flexible industrial and storage corridor. The proposed use is appropriate for the BP zone and is compatible with the evolving land use pattern in the 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.
 - The proposed use is compatible with surrounding vacant and BP (Business Park) zoned land. Any potential traffic or operational impacts will be addressed through the Conditional Use Development Plan process. The applicant is also working to resolve roadway deficiencies along Aerospace Boulevard, which will improve long-term access and circulation in the area.
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 proposed amendment does not create any dislocation of tenants or occupants; in fact, it does the opposite. The site is currently occupied in a manner that is not permitted under the existing conditions of record, which led to a code enforcement case in 2023. This zoning map amendment is the first step toward bringing the site into compliance with the Unified Development Code and allowing the current use of Heavy Vehicle and Equipment Storage to be formally reviewed and entitled through the Conditional Use Development Plan process. Rather than displacing existing activity, the amendment enables the City to regulate and condition the use appropriately, ensuring alignment with PlanCOS goals and the BP zone district. The amendment supports broader PlanCOS goals by enabling infill development, supporting job creation, and improving infrastructure coordination.
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 Land Use Plan waiver (Land Use Statement) is appropriate due to the limited size of the site, its location within an adopted Master Plan, and the absence of subdivision or phasing.
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.
 - There is no applicable Concept Plan for the site. The proposal is consistent with the Banning Lewis Ranch Master Plan, which remains the guiding land use document for this area (Attachment 7 – Banning Lewis Ranch Master Plan).
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.
 - Not applicable. The application does not involve 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.
 - Not applicable. The application does not involve 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 site is located within the BP zone, and the proposed use is permitted as a Conditional Use. The site is also subject to the Streamside Overlay (SS-O) and Airport Overlay (AP-O), including APZ-2. The applicant is aware of these overlays and will address their requirements during the Development Plan review process.

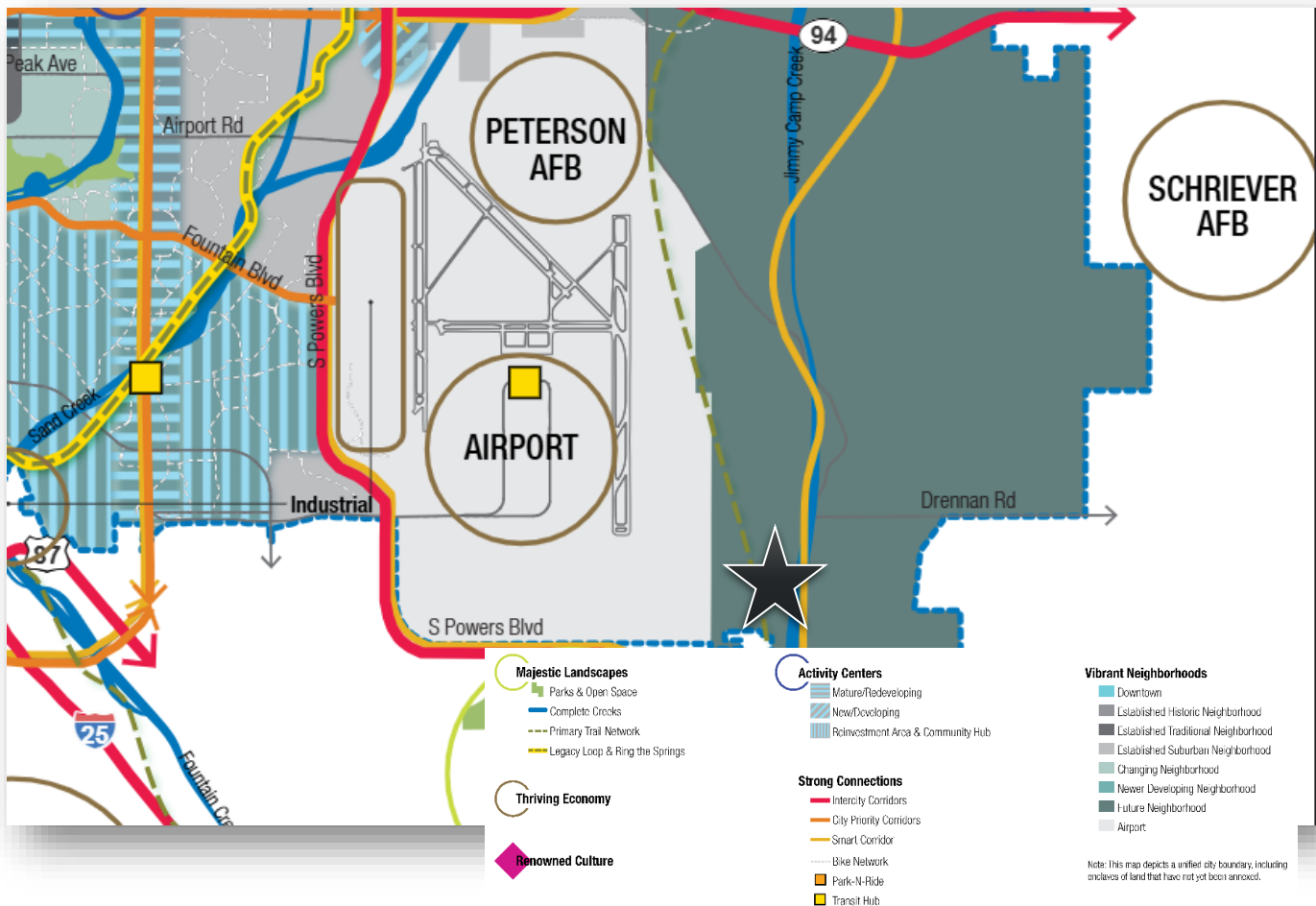
After evaluation of the Zoning Map Amendment (Rezoning), Staff finds that the application meets the review criteria.

Compliance with Relevant Guiding Plans and Overlays

The site lies within the boundaries of the Banning Lewis Ranch Master Plan, which designates this area for “Research and Development” land uses. This master plan use category is defined in the Colorado Springs Zoning Code as allowing a mix of buildings to be used for industrial, office, and research and development activities. While a 2020 amendment to the Master Plan (CPC MP 87-00381-A22MJ18) changed land use designations for a separate area near Foreign Trade Zone Boulevard and Drennan Road, that amendment does not apply to this site. It is City Planning staff’s opinion that the proposed amendment is compliant with the Banning Lewis Ranch Master Plan, as the proposed use of Heavy Vehicle and Equipment Storage is consistent with the industrial character envisioned under the R&D designation and the evolving development pattern in the area.

Compliance with PlanCOS

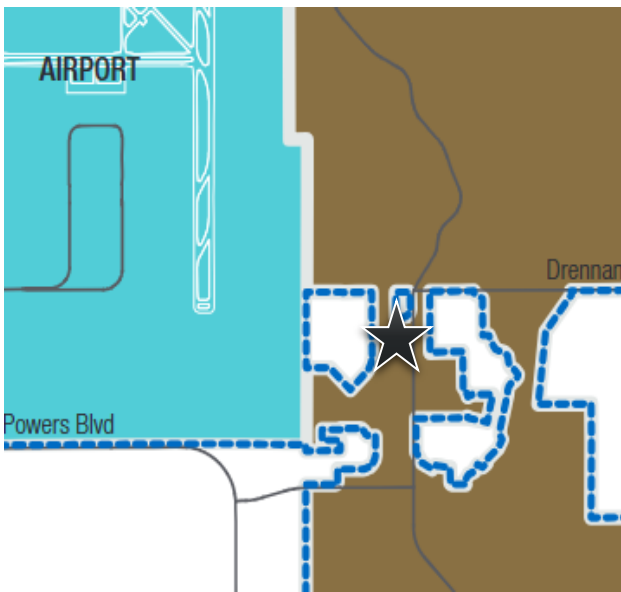
PlanCOS Vision



Staff evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is located within the Banning Lewis Ranch Master Plan area and is identified as a "Future Neighborhood" within the Vibrant Neighborhoods framework.

The Future Neighborhood typology is intended to guide the development of newly urbanizing areas, particularly within Banning Lewis Ranch, with a focus on creating complete, connected, and adaptable neighborhoods. While this designation often anticipates residential development, PlanCOS also recognizes that Future Neighborhoods may include a mix of uses, particularly in areas near major infrastructure, employment centers, and overlay districts. In this case, the site's proximity to the Colorado Springs Airport, its location within the Airport Overlay (AP-O), and its adjacency to other BP-zoned properties make it a logical candidate for employment-supportive land uses.

Staff finds the proposed zoning map amendment to be substantially in compliance with the goals, policies, and strategies within PlanCOS. The amendment supports the City's broader goals for infill, economic development, infrastructure coordination, and land use adaptability in newly developing areas.



Predominant Typology

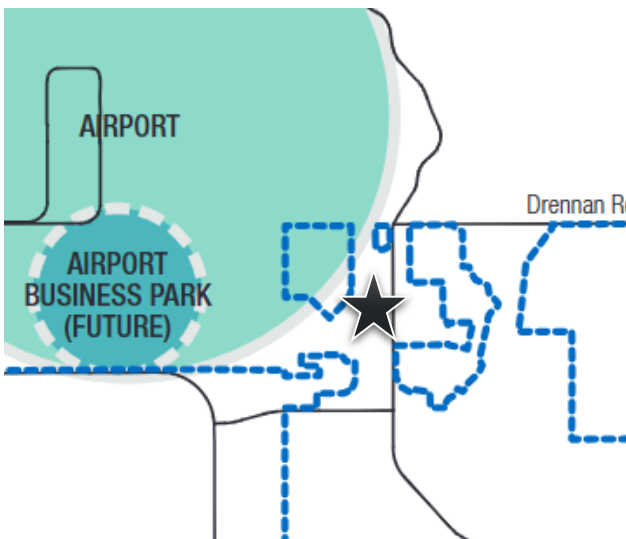
■ Downtown	■ Established Traditional Neighborhood
■ Newer Developing Neighborhood	■ Established Suburban Neighborhood
■ Changing Neighborhood	■ Airport
■ Established Historic Neighborhood	■ Future Neighborhood

Vibrant Neighborhoods

The site is located within a Future Neighborhood typology, which anticipates the creation of adaptable, mixed-use areas that support long-term growth.

- **Goal VN-3:** empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.
- **Policy VN-3.A-4:** Modify City Code and create incentives to encourage redevelopment of underperforming buildings to include higher-density housing, mixed-use, civic services, gathering areas, and additional employment opportunities.
- **Policy VN-3.F:** Enhance mobility and connectivity between neighborhoods across Colorado Springs and with surrounding jurisdictions.

While the Future Neighborhood designation often implies residential development, PlanCOS allows for flexibility in land use where appropriate. In this case, the proposed industrial use is compatible with the surrounding zoning and overlays and supports the employment base of the area.



Predominant Typology

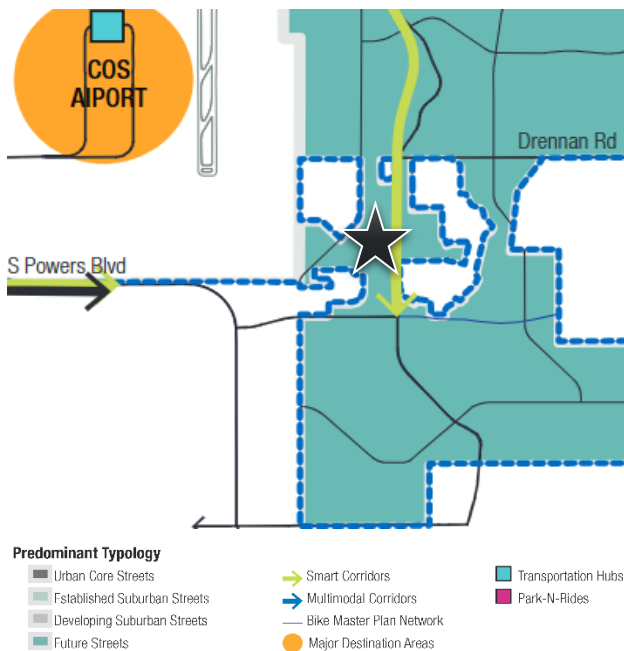
● Cornerstone Institutions	● Life and Style	■ City Boundary
● Spinoffs and Startups	● Industry Icons	→ Interstate 25
● The Experience Economy	● Critical Support	— Major Roads

Thriving Economy

The project supports the expansion of employment generating land uses in targeted industry sectors and aligns with the Industry Icons and Critical Support typologies.

- **Goal TE-1.A:** Preserve and strengthen key economic sectors and grow medium- and high-wage jobs in targeted clusters.
- **Strategy TE-2.A-1:** Identify, accommodate, and provide supportive zoning for key sites for industrial uses with good multimodal access to highways, railroads, and the Airport.
- **Policy TE-2.D:** Provide high-quality infrastructure and technology to support economic development.

The proposed use Heavy Vehicle and Equipment Storage use supports construction, logistics, and utility sectors that are essential to the city's infrastructure and economic base.



Strong Connections

The project addresses infrastructure readiness and supports the City's vision for a connected, multimodal, and resilient transportation network.

- **Goal SC-1.D:** Establish and maintain convenient multimodal connections between neighborhoods, local destinations, employment and activity centers, and Downtown.
- **Goal SC-1.G:** Where feasible and economical, incorporate additional or enhanced local roadway and non-motorized crossings to better connect neighborhoods and communities on either side of major roads, including I-25, the Powers Eastern Ring, and Hwy 24.

The applicant is actively coordinating with adjacent property owners to plan for the improvement and future dedication of Aerospace Boulevard, which is currently substandard and not accepted by the City as a public Right of Way. This coordination supports long-term infrastructure planning and equitable development.

Statement of Compliance

ZONE-25-0005 – Dorado Transport - Zoning Map Amendment

After evaluation of the Zoning Map Amendment (Rezoning), Staff finds that the application meets the review criteria.