



# Sunnyside AA LLC

CITY COUNCIL

May 13, 2025



# Sunnyside AA LLC

## QUICK FACTS

### Address:

1202 North Academy Boulevard

### Location:

Northwest corner of East Uintah Street and  
North Academy Boulevard

### Zoning and Overlays

Current: MX-M R-5 (Mixed-Use Medium Scale  
and Multi-Family High)

Proposed: MX-M (Mixed-Use Medium Scale)

Site Area: 0.35 Acres

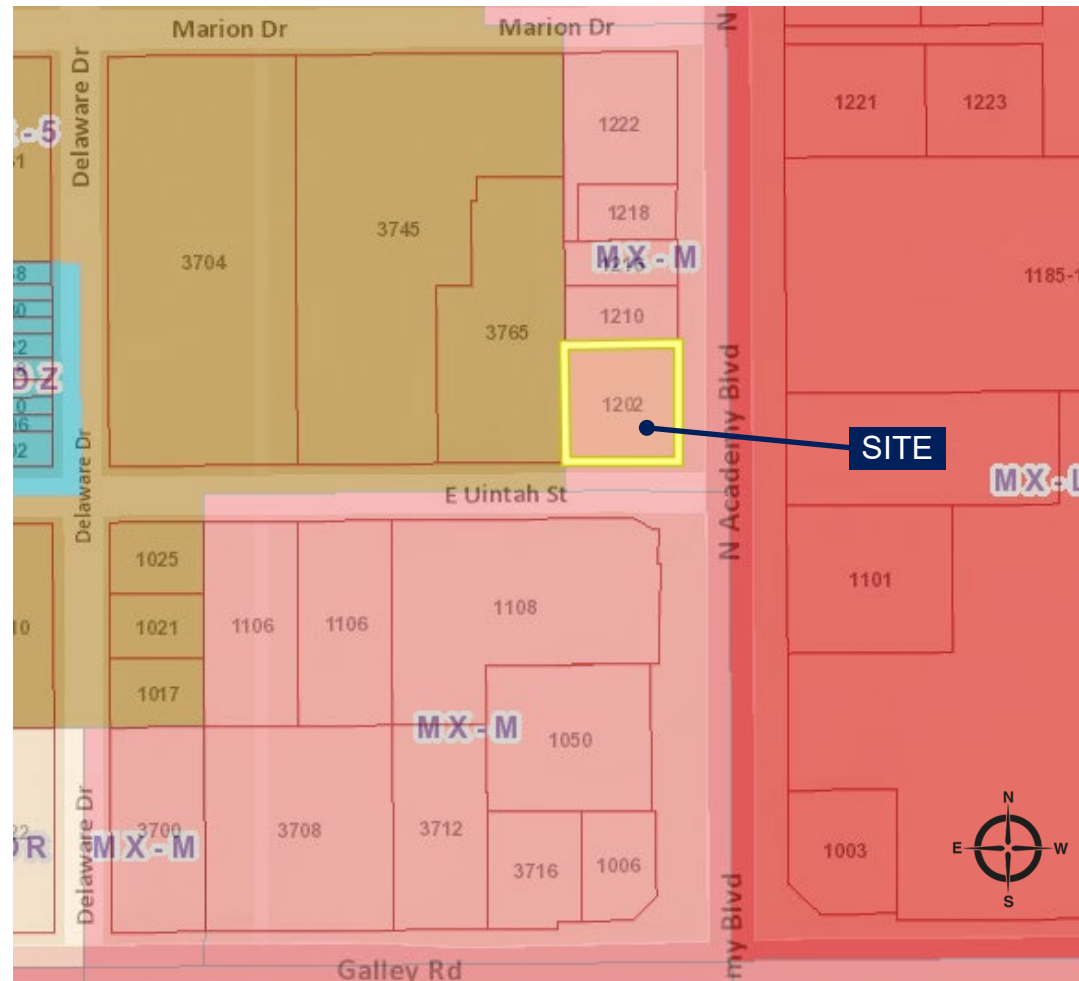
Proposed Land Use: Vacant

Council District: 5

## APPLICATIONS

Zoning Map Amendment (Rezoning)

## VICINITY MAP





# Sunnyside AA LLC

## PROJECT SUMMARY

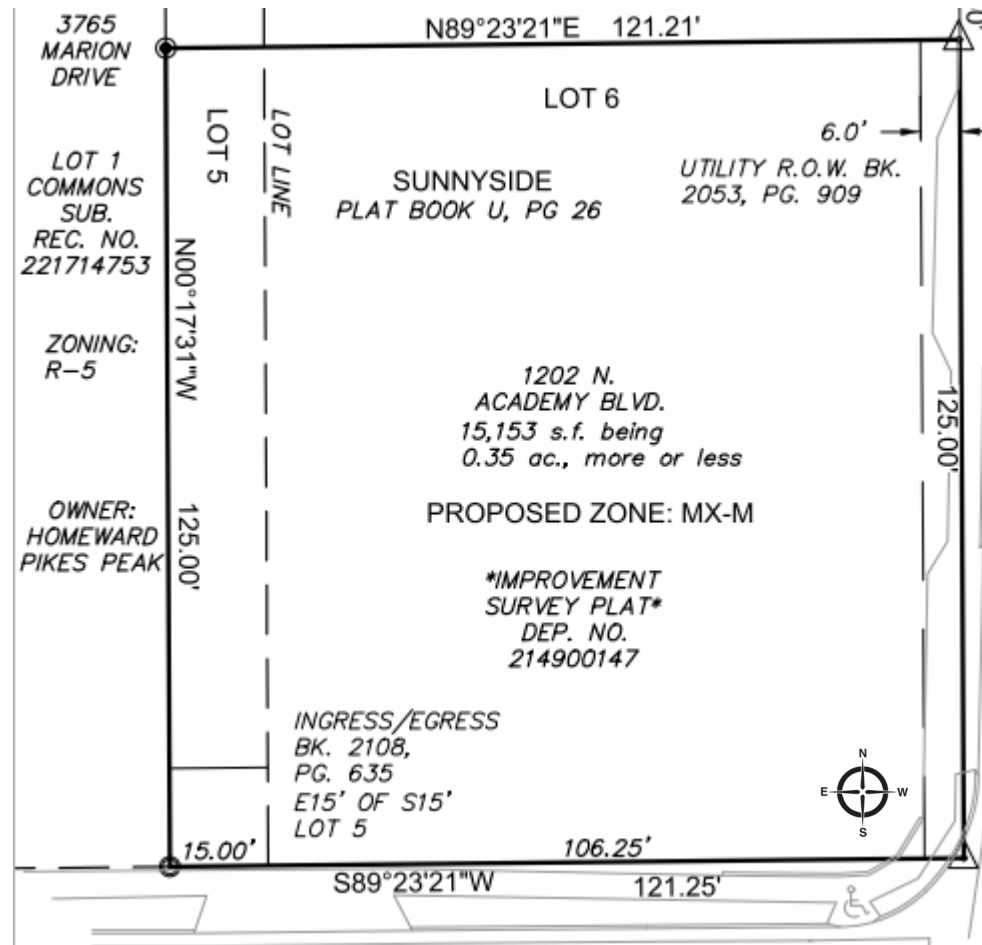
File #(s):

ZONE-25-0002

Project Proposal:

The applicant is requesting a Zoning Map Amendment (Rezoning) from MX-M and R-5 (Mixed-Use Medium Scale and Multi-Family High) to MX-M (Mixed-Use Medium Scale) in order to clean up the split-zoning that exists on the property to be developed by a future property owner.

## SITE PLAN



# TIMELINE OF REVIEW

Initial Submittal Date	January 7 <sup>th</sup> , 2025
Number of Review Cycles	2
Item(s) Ready for Agenda	February 27, 2025

# STAKEHOLDER INVOLVEMENT

## PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Initial Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	87 Postcards
Number of Comments Received	No Comments Received

## PUBLIC ENGAGEMENT

- No further engagement was required for this project.

# 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. Further review will occur with future development plan review.

## **Fire**

No comments received during review.

## **Surveyor**

No comments received during review.

## **Parks**

No comments received during review. Uses will be evaluated with future development plans.

## **Enumerations**

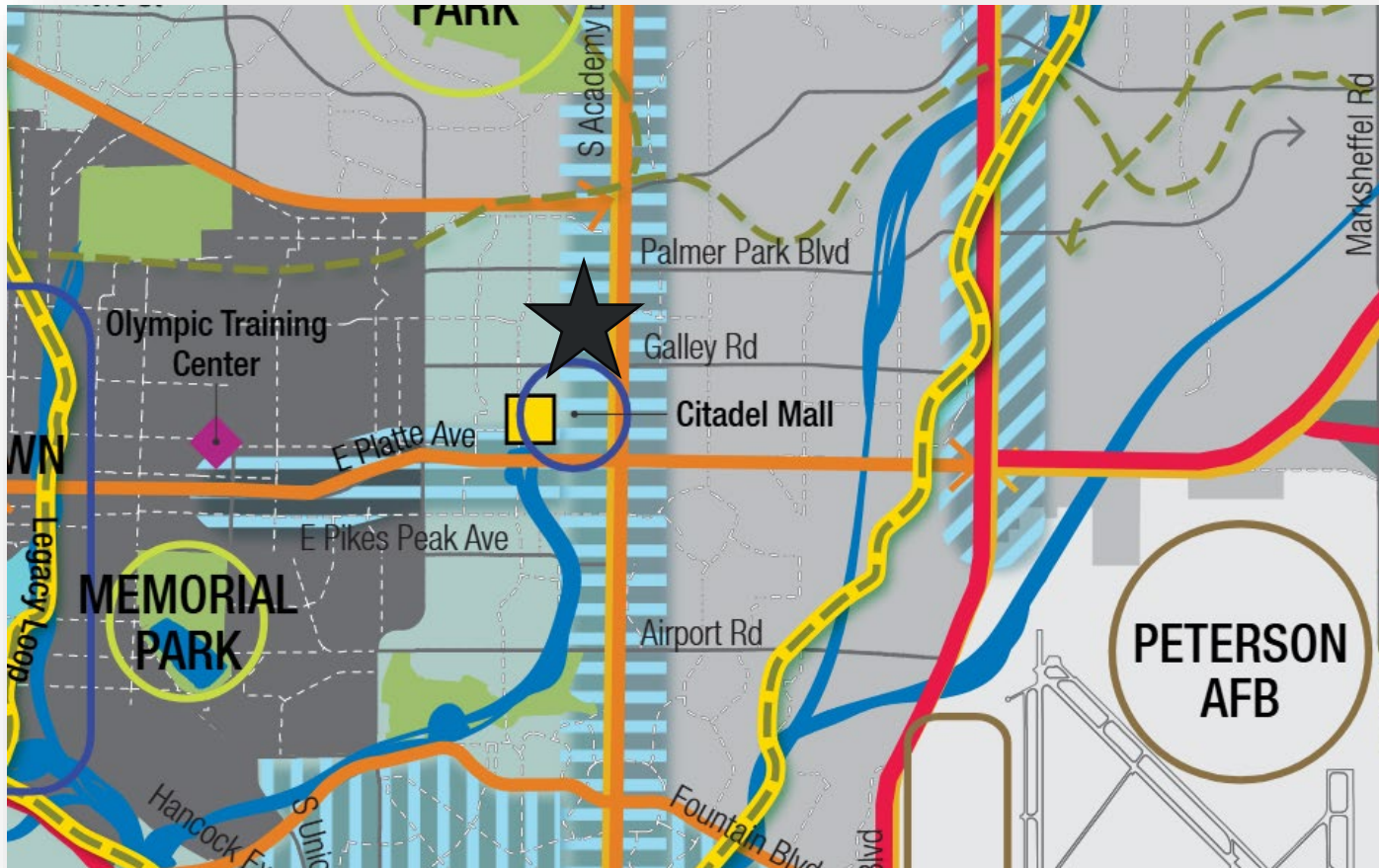
No comments received during review.

## **Other**

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.



# APPLICATION REVIEW CRITERIA

## 7.5.704 Zoning Map Amendment (Rezoning)

### 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.
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. Impacts of the permitted 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 the approved Concept Plans have been classified as implemented and do not have to be amended 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-25-0002

After evaluation of the proposed Zoning Map Amendment (Rezoning) with Land Use Statement, the application meets the review criteria .



# CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions

ZONE-25-0002 – Sunnyside AA LLC

### **Motion to Approve**

Approve an ordinance for a Zoning Map Amendment (Rezoning) from MX-M and R-5 (Mixed-Use Medium Scale and Multi-Family High) to MX-M (Mixed-Use Medium Scale) consisting of 0.35 acres located at 1202 North Academy Boulevard, based upon the findings that the request complies with the criteria for a Zoning Map Amendment (Rezoning) as set forth in City Code Section 7.5.704.

### **Motion to Deny**

Deny an ordinance for a Zoning Map Amendment (Rezoning) from MX-M and R-5 (Mixed-Use Medium Scale and Multi-Family High) to MX-M (Mixed-Use Medium Scale) consisting of 0.35 acres located at 1202 North Academy Boulevard, based upon the findings that the request does not comply with the criteria for a Zoning Map Amendment (Rezoning) as set forth in City Code Section 7.5.704.

