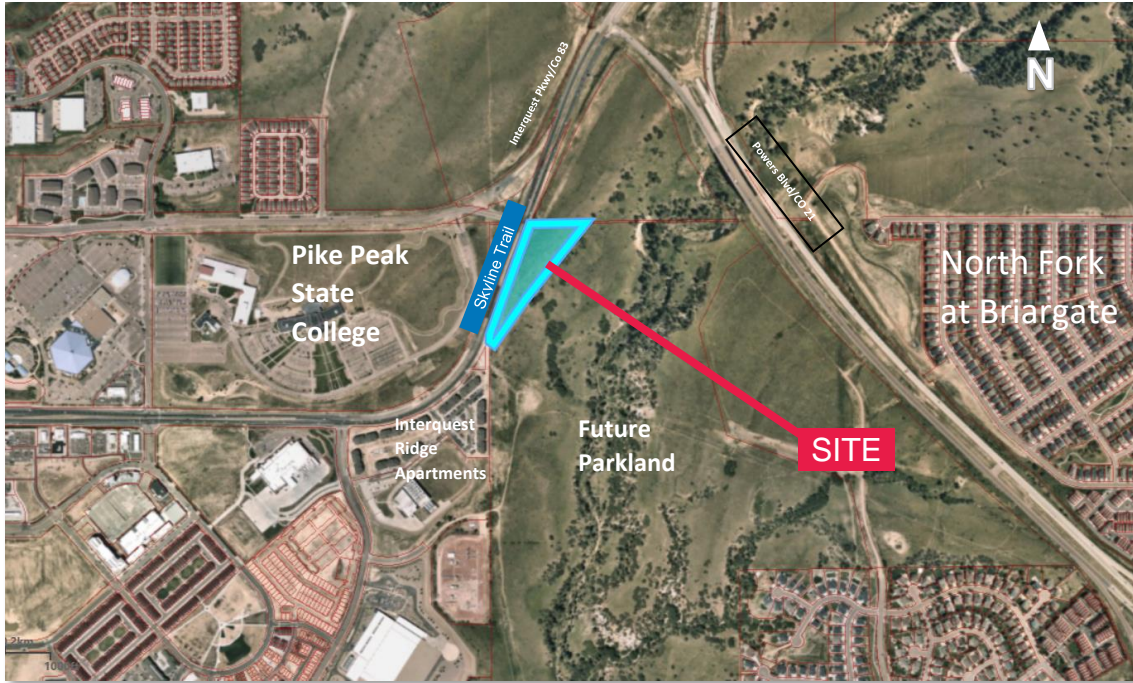




# COLORADO SPRINGS FIRE DEPARTMENT, STATION #24 ZONING MAP AMENDMENT

Planning Commission March 13, 2024

Staff Report by Case Planner: Kyle Fenner, Senior Planner



## Quick Facts

### Applicant

Devon Jackson, HBS  
Architecture & Planning

### Property Owner

City of Colorado Springs

### Developer

Colorado Spring Fire  
Department

### Address / Location

2465 Interquest Parkway  
Colorado Springs, CO 80908

### TSN(s)

6200000727

### Zoning and Overlays

Current: A (Agricultural)

Proposed: PF (Public Facility)

### Site Area

4.78 Acres

### Proposed Land Use

Colorado Springs Fire Station  
#24

### Applicable Code

Unified Development Code

## Project Summary

The applicant proposes a Zone Map Amendment to rezone 4.783 acres from A (Agricultural) to PF (Public Facility) to allow for the construction of Colorado Springs Fire Department Station #24.

File Number	Application Type	Decision Type
ZONE-23-0034	Zoning Map Amendment	Quasi-Judicial

## Background

### Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Briargate Addition #5	September 28, 1982
Subdivision	None	
Master Plan	Briargate Master Plan	February 2, 2007
Prior Enforcement Action	None	

### Site History

The parcel is a part of a 6,433-acre Briargate annexation into the city in 1982 (Ordinance 82-138); it was placed in the A (agricultural) zone district as a holding zone until the property was ready to be developed. There have been no physical or land use-related changes to the property since its annexation.

### Applicable Code

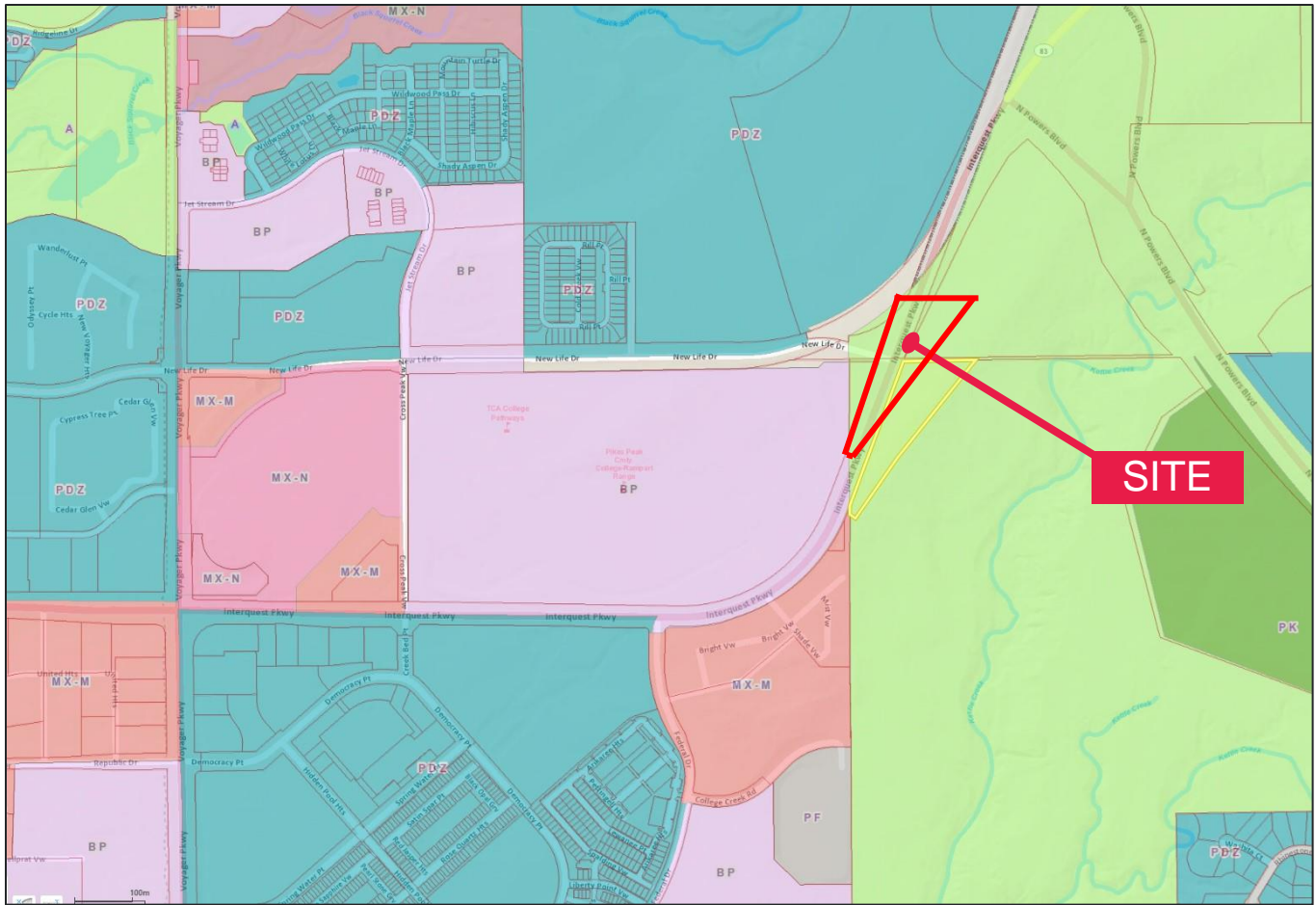
The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

## Surrounding Zoning and Land Use

### Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	PDZ UV	Vacant	None
West	A & BP	School & Vacant	Pikes Peak State College
South	A	Vacant	Recently acquired by City of Colorado Springs
East	A	Text	Recently acquired by City of Colorado Springs

# Zoning Map



## Stakeholder Involvement

### Public Notice

Public Notice Occurrences (Poster / Postcards)	2 (1 for initial review and 1 for this public hearing)
Postcard Mailing Radius	1000'
Number of Postcards Mailed	6
Number of Comments Received	None

### Public Engagement

It was determined that a neighborhood meeting was not necessary. Staff received no public comment.

## Timeline of Review

Initial Submittal Date	January 19, 2024
Number of Review Cycles	2
Item(s) Ready for Agenda	The Zone Change with Request for Waiver of a Land Use Plan and Land Use Statement were readied for agenda at the agenda setting meeting on February 20, 2024.

## Agency Review

### Traffic Impact Study

No comments received.

### School District

No comments received.

### Parks

No comments received.

### SWENT

No comments received.

### Colorado Springs Utilities

No comments received.

### Licensed Surveyor

At the time of this writing outstanding comments made by the Licensed Surveyor remained. A technical modification is being requested. All comments to be satisfactorily addressed prior to City Council's 2<sup>nd</sup> reading of the rezone.

### Summary of Application

In coordination with the Land Use Review Division the CSFD has provided this background and summary: The Colorado Springs Fire Department (CSFD) is currently planning the construction of Fire Station #24 at the intersection of Interquest Boulevard and New Life Drive on the city's north side. The CSFD began planning for the construction of this fire station in early 2021. Planning began with the reality of a significant amount of new construction that was both already underway and planned in that area of the community. As new projects were completed, the department's emergency response activity in the area increased and the two closest fire stations (Fire Station #19, located at 2490 Research Parkway and Fire Station #22, located at 711 Copper Center Parkway) could not meet the department's emergency response time standards.

The CSFD's response time standards include the arrival of the first arriving fire engine within eight (8) minutes or less, 90% of the time. In addition, for building fires, the first two (2) arriving fire engines and the first arriving ladder truck should be on-scene within 12 minutes or less, 90% of the time. In addition to this time standard, the CSFD plans for the construction of a new fire stations when there is approximately one emergency response per day (or between 350 and 400 emergency responses annually) in a given area. Further, the CSFD generally plans for fire stations to be within approximately three (3) miles of each other (existing Fire Stations #19 and #22 are 6.4 miles apart). With the completion of Fire Station #24, the distance from there to Fire Station #19 will be 4.1 miles while the distance from the new station to Fire Station #22 will be 3.6 miles.

Planning staff has processed the application for a zone map amendment (rezone) to PF zone district to allow for the construction of CSFD Fire Station #24. (see "Attachment #1\_Rezone Project Statement"). 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 of those areas is appropriate. An application to establish or change the boundaries of any zone district is required to include a Land Use Plan unless waived or a development plan is submitted in conjunction with the zone map amendment request. The applicant requested a Land Use Plan waiver by submitting a Land Use Statement demonstrating that a Land Use Plan would not serve the purposes of the UDC because one or more of the criteria for a waiver outlined in UDC Section 7.5.514.B.3.a.(1)-(6) are met (see "Attachment #2\_Land Use Statement & Waiver Request").

- (1) The land area under review is less than ten (10) acres and is planned to be developed in a single phase;

Staff Analysis: The lot is 4.783 acres which is under 10 Acres.

- (2) The land is contained in and subject to a previously approved Master or Concept Plan;

Staff Analysis: Not applicable.

- (3) The land is included in a Development Plan application;

Staff Analysis: Not applicable

- (4) The land area is part of an established surrounding development pattern;

Staff Analysis: Not applicable.

- (5) The proposed zoning pattern for the land aligns with adjacent existing zoning or development; and/or

Staff Analysis: The proposed rezoning supports and provides service to the zoning and land uses to that surround the site.

- (6) Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.

Staff Analysis: The applicant will be required to build a section of New Life Drive on the south side of Interquest Parkway to gain access to the development. There are no other proposed changes to major infrastructure or urban services.

Staff finds that the request to waive the requirements for a Land Use Plan has been met in accordance with UDC Section 7.5.514.B.3.

## Application Review Criteria

### UDC Code Section 7.5.704.D (1-10) – Zone Map Amendment

(see “Attachment #3\_Zone Change Exhibit”)

An application for an amendment to the zoning map shall be subject the following 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(s).

*Staff Analysis: This application is consistent with PlanCOS Big Idea: Chapter 2 - Vibrant Neighborhoods, Typology 3: Emerging Neighborhoods which calls for the Develop of Neighborhood Plans – A Fire Station may be a necessary component for the development of a neighborhood plan.*

*It is further consistent with Policy VN-1.A: Prioritize replicable, effective, and up-to-date neighborhood plans and programs for those areas with the most potential for change and need of direction. This area of the city has large tracts of planned, but yet to be developed land and totally unplanned vacant land. It is also an area where development is happening at a high rate with great potential for change and need of direction.*

*And finally in this section of PlanCOS there is “Strategy VN-1.A-3: Support the location of City and County services and amenities within or near neighborhoods that need them the most and along/near bus services.” As a rapidly developing area of the city, services such as fire are necessary.*

*This application is consistent with PlanCOS Big Idea: Chapter 4: Thriving Economy, Typology 6: Critical Support. This application addresses the following Critical Support Recommendations contained in Typology 6:*

- *Provide Fundamental Services and Activities – Emergency services are a fundamental service and activity.*
- *Distribute Government Service Areas – the location of new Fire Station #24 is continuing the distribution of emergency services across the City.*

*The proposed zone map amendment application has been evaluated for conformance with the City’s current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. The proposed zone change and land use statement are substantially in compliance with the goals, policies and strategies within PlanCOS as addressed below. The PF (Public Facility) zone district accommodates land that is used or is being used for a governmental purpose by the City of Colorado Springs. A Colorado Springs Fire Department Fire Station is ideally suited for the PF zone district and is consistent with the purpose statement for the PF zone district.*

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

*Staff Analysis: A fire station is accepted as beneficial to the public interest, health, safety, convenience, and 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).

*Staff Analysis: This rapidly developing area of the city is currently underserved by fire services. The location near the intersection of State Highway 83/Interquest Parkway and State Highway 21, Powers Boulevard make access easier and deployment & emergency response quicker.*

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.

*Staff Analysis: While this rezoning is for a small area of land, the PF zone district had no predetermine size, dimensional or setback requirements. These elements are addressed at Development Plan. The PF zone district is based on public need as opposed to compatibility in size or use.*

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.

*Staff Analysis: This rezone application will not create any dislocations of tenants or occupants of the property, and its beneficial impacts outweigh other public benefits. It does not affect or inhibit 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 in Subsection 7.5.514C.3 (Land Use Plan Criteria).

*Staff Analysis: This application is accompanied by a Land Use Plan Waiver Request and a Land Use Statement. A waiver was granted due to the very specific and limited use being proposed together with the limitations on PF zoning. The land use Statement specifically describes the permitted uses on the subject property.*

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.

*Staff Analysis: There are no approved concept plans that apply to the land subject to this application.*

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.

*Staff Analysis: The application does not create 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.

*Staff Analysis: The application does not request or 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)).

*Staff Analysis: The zone district being requested does no have any additional standards set forth in the UDC nor does the subject land have any overlay that affects it.*

Staff finds that the request for a zoning map amendment (rezoning) been met in accordance with UDC Section 7.5.704.D(1-10).

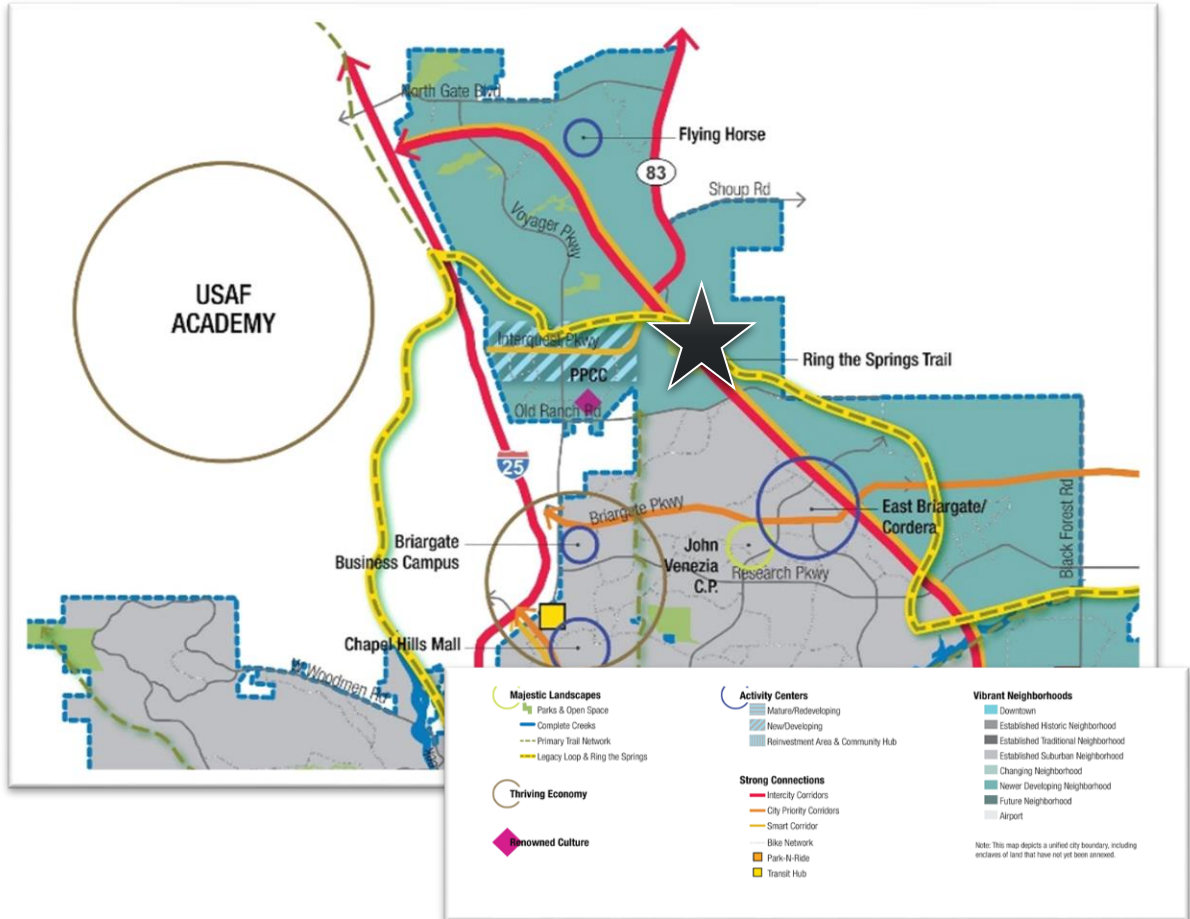
## Compliance with Development Standards

This application is for a zone change only. PK zone district development standards are determined with the Development Plan. As per UDC Section 7.2.5.D. a Development Plan shall be approved before any Building Permits may be issued or before construction of any public facility or utility may begin.

## Compliance with Relevant Guiding Plans and Overlays

The application generally conforms with the Briargate Master plan with this area being identified as “Office-Industrial/Research & Development.”

### PlanCOS Vision Map

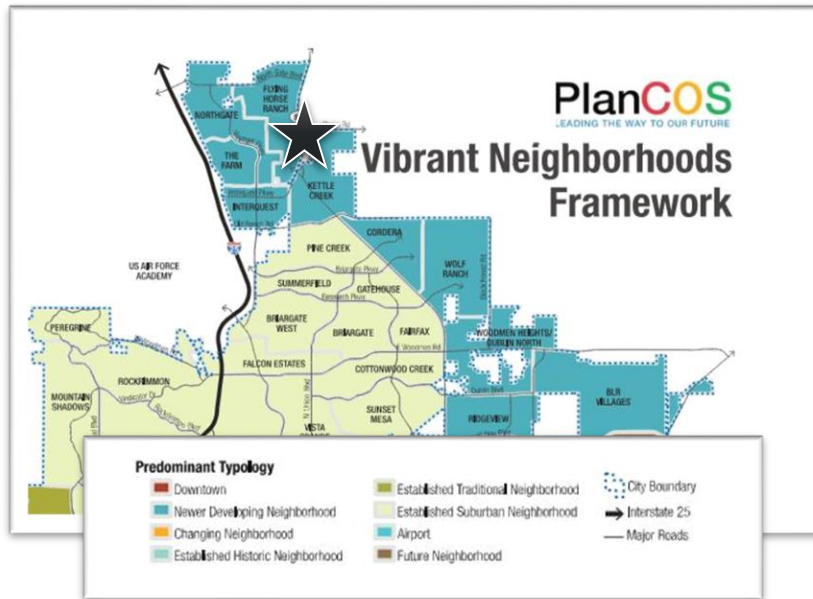


## Compliance with PlanCOS

The proposed zone map amendment application has been evaluated for conformance with the City’s current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. The PlanCOS Vision Map describes this project location as being a part of the Vibrant Neighborhoods category, Typology 3 and further describes it as a Newer Developing Neighborhood.

Staff finds that proposed rezone to be substantially in compliance with the goals, policies, and strategies within PlanCOS.





## Chapter 2: Vibrant Neighborhoods

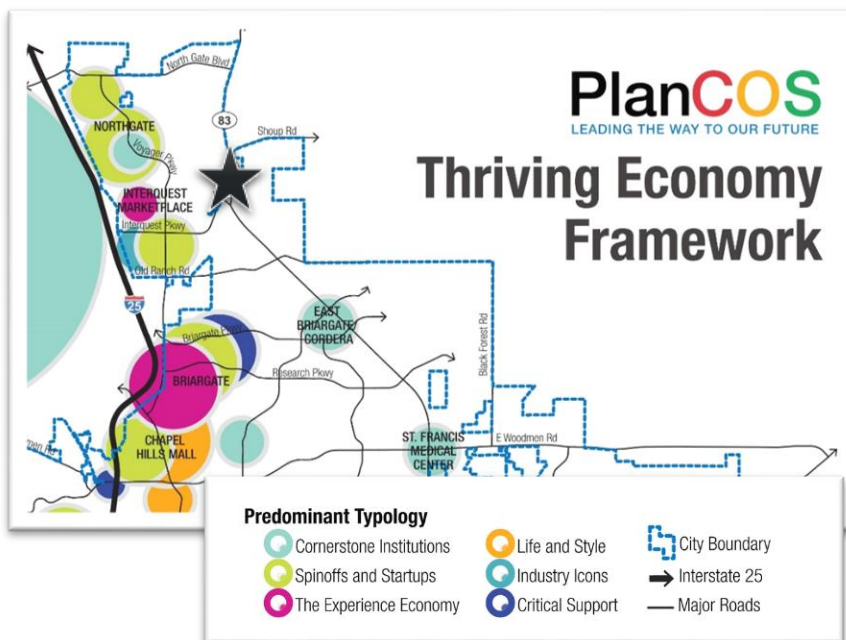
### PlanCOS Typology 3: Emerging Neighborhoods

Vibrant Neighborhood Framework: Newer Developing Neighborhood.

Goal VN-1: Develop Neighborhood Plans – A Fire Station may be a necessary component for the development of a neighborhood plan.

Policy VN-1.A: Prioritize replicable, effective, and up-to-date neighborhood plans and programs for those areas with the most potential for change and need of direction.

Strategy VN-1.A-3: Support the location of City and County services and amenities within or near neighborhoods that need them the most and along/near bus services.



## Chapter 4: Thriving Economy

### PlanCOS Typology 6: Critical Support

Critical Support Recommendations:

- Provide Fundamental Services and Activities
- Distribute Government Service Areas

## Statement of Compliance

### ZONE: 23-0034

After evaluation of the Colorado Springs Fire Department, Station #24 Zoning Map Amendment application, the application meets the review criteria, with the following technical modification:

- That all outstanding comments made by the Licensed Surveyor be addressed and satisfied prior to 2nd Reading by City Council.