



Cottages at Spring Creek

CITY COUNCIL

FORMAL MEETING – March 11th, 2025



Cottages at Spring Creek

QUICK FACTS

Address:

0 S. Union Blvd.

Location:

North of the intersection of S. Union Blvd. and S. Circle Dr.

Zoning and Overlays

Current: PDZ

Proposed: PDZ

Site Area

16.71 Acres

Proposed Land Use

Residential

APPLICATIONS

Planned Development Zone Change

Land Use Plan

VICINITY MAP



Cottages at Spring Creek

PROJECT SUMMARY

File #(s):

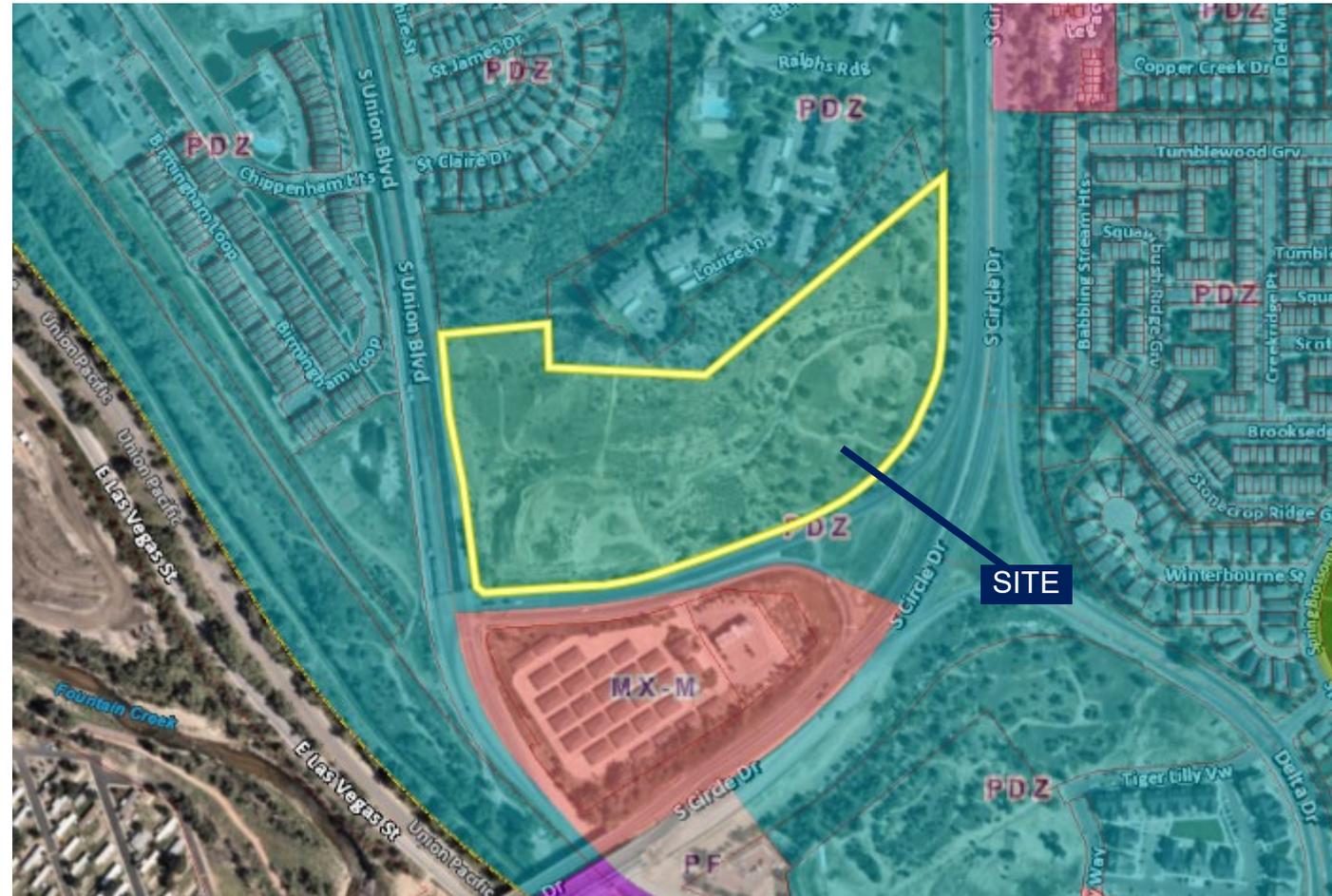
PDZZ-24-0004

LUPL-24-0014

Project Proposal:

- Rezone to increase the allowed density from 5.37 units per acre to 12 units per acre.
- Revise PDZ to allow any residential unit type, where previously only single-family was permitted.

Zoning Map



TIMELINE OF REVIEW

Initial Submittal Date

October 15th, 2024

Number of Review Cycles

3 reviews

Item(s) Ready for Agenda

January 21st, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing / Prior to City Council Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	545 Postcards
Number of Comments Received	4 Comments Received

PUBLIC ENGAGEMENT

- Concerns regarding the doubling of maximum density
- Concerns with the perceived product type to be developed onsite
- No comments received prior to City Planning Commission

AGENCY REVIEW

SWENT

No comments received during review.

Engineering Development Review

Comments received and addressed during review

Colorado Springs Utilities

Comments received and addressed during review

Fire

No comments received during review.

School District (2)

No comments received during review.

Parks

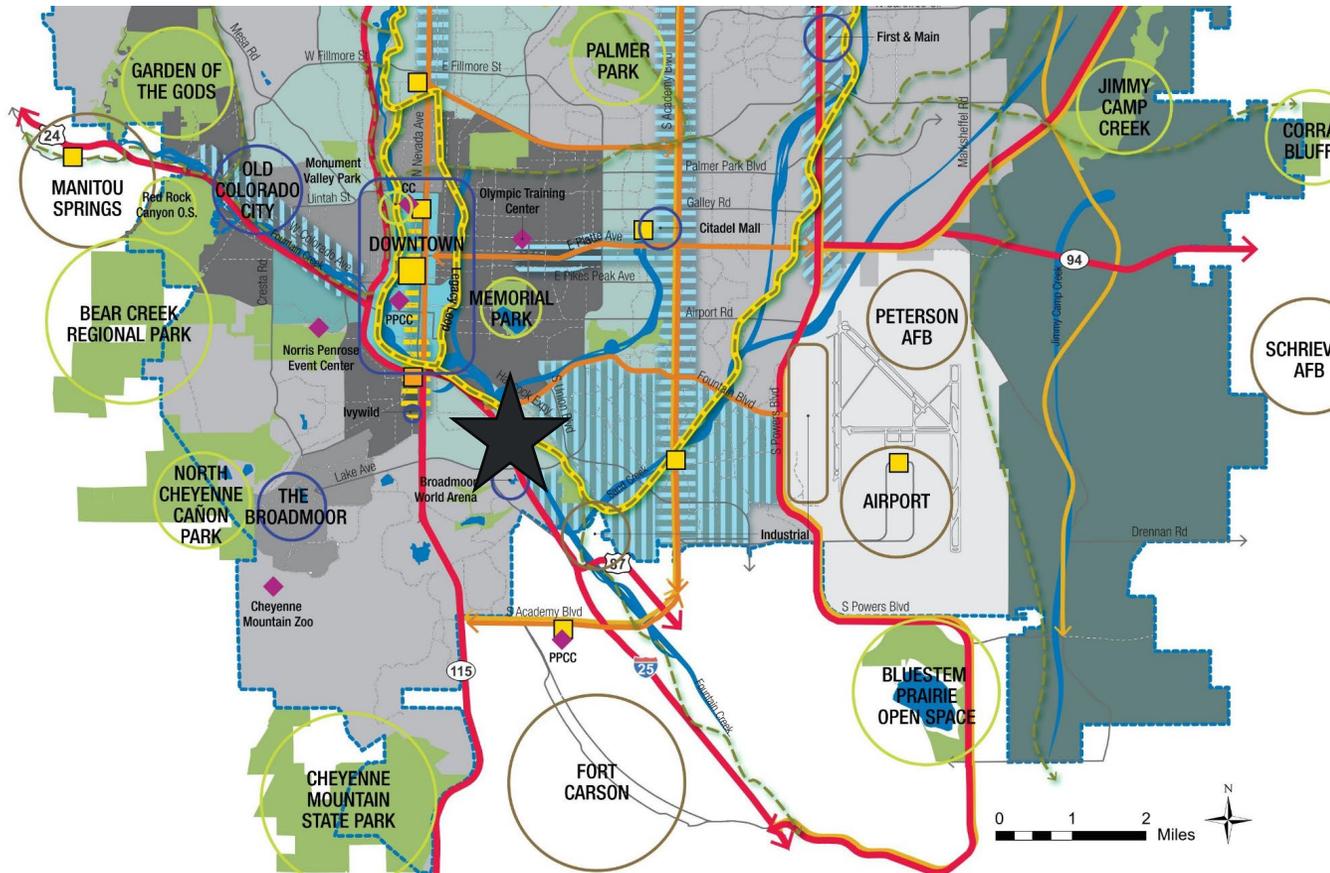
No comments received during review.

Traffic Engineering

Notes have been added to the land use plan regarding the Developer's responsibility to restripe specific sections of adjacent right-of-way, and remit funds for adjacent traffic signals.

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: Zone Change

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).
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 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))

Statement of Compliance

PDZZ-24-0004

After evaluation of the Cottages at Spring Creek 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

LUPL-24-0014

After evaluation of the Cottages at Spring Creek Land Use Plan, the application meets the review criteria.

PLANNING COMMISSION OPTIONAL MOTIONS

PDZZ-24-0004 – Cottages at Spring Creek Zone Change

Motion to Approve

Move to approve an ordinance amending 16.75 acres from PDZ (Planned Development Zone; single-family residential; with a maximum density of 5.37 units per acre; maximum building height of thirty (30) feet) District to PDZ (Planned Development Zone; residential; with a maximum density of twelve (12) units per acre; with a maximum building height of thirty (30) feet) District 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

Move to deny an ordinance amending 16.75 acres from PDZ (Planned Development Zone; single-family residential; with a maximum density of 5.37 units per acre; maximum building height of thirty (30) feet) District to PDZ (Planned Development Zone; residential; with a maximum density of twelve (12) units per acre; with a maximum building height of thirty (30) feet) District based upon the findings that the request does not comply with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

PLANNING COMMISSION OPTIONAL MOTIONS

LUPL-24-0014 – Cottages at Spring Creek Land Use Plan

Motion to Approve

Move to approve the Cottages at Spring Creek Land Use Plan based upon the findings that the proposal complies with the review criteria set forth in City Code Section 7.5.514.

Motion to Deny

Move to approve the Cottages at Spring Creek Land Use Plan based upon the findings that the proposal does not comply with the review criteria set forth in City Code Section 7.5.514..



Questions?

