

# Dublin Towne Centre

## Annexation, Zoning, Concept Plan

### City File Numbers

CPC A 14-00010 – LEGISLATIVE

CPC ZC 14-00011 – LEGISLATIVE

CPC CP 14-00012 – QUASI-JUDICIAL

City Council, April 28, 2015

Meggan Herington, AICP

Principal Planner

# Vicinity Map



8.66 Acres +ROW  
Commercial  
C-5 Zone

# Annexation

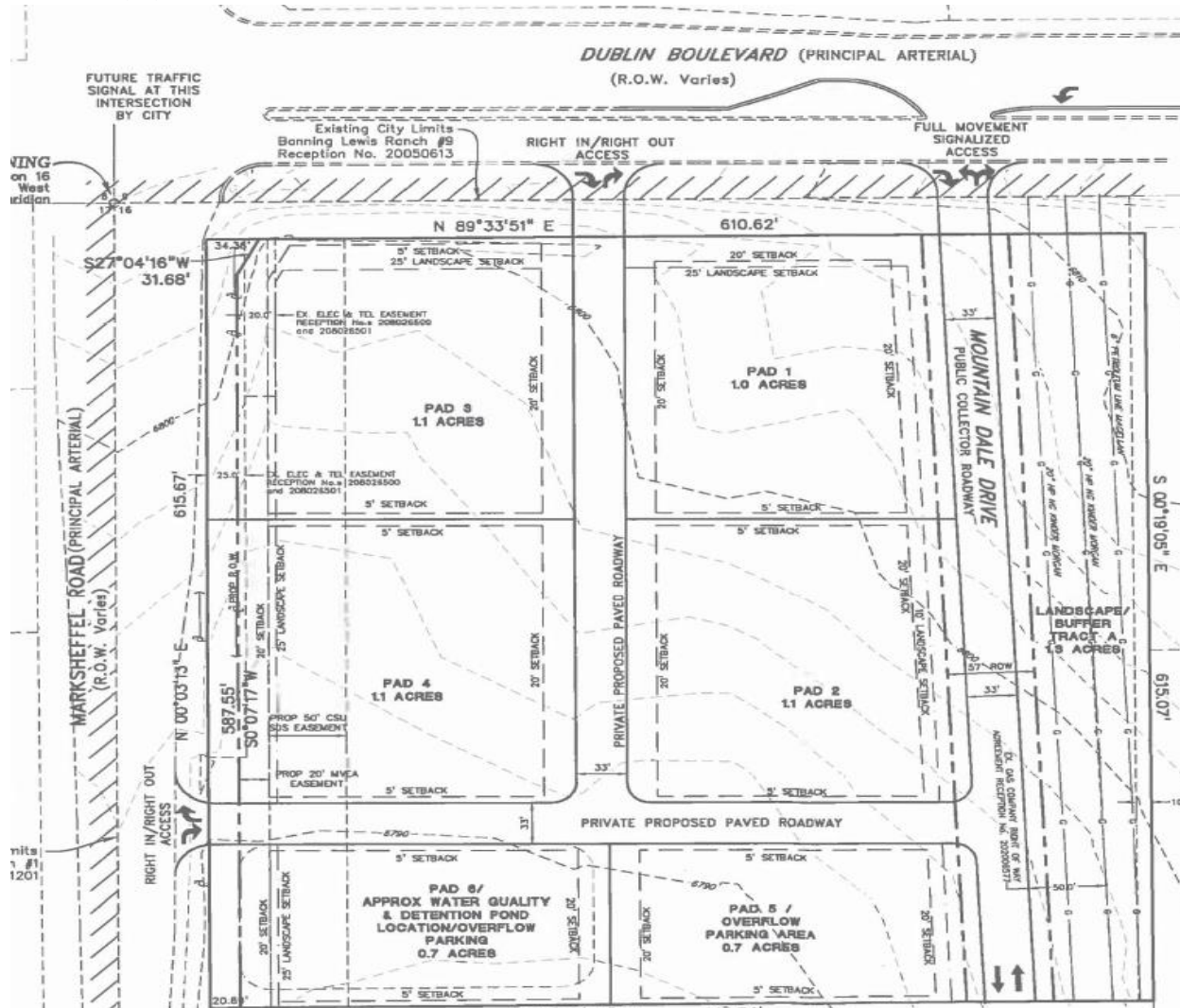
- Annex 9.66 acres into the City of Colorado Springs
  - 8.66 acres of developable area
  - 1.3 acres of Marksheffel ROW
- Develop property on City Services
- In Falcon Fire Protection District
- Fiscal Impact Analysis
- Annexation Agreement
  - Pay police and fire fees with platting
  - Dedicate ROW for Marksheffel and Dublin
  - Cost recovery filed for Dublin
  - Utilities allowing SFR to use existing well

# Establish Zoning

- Establish the C-5/AO Zone
- Intermediate Business with an Airport Overlay
- Allow all uses in permitted and conditional in the C-5 zone
  
- “District accommodates general commercial of moderate intensity.... Located near established residential zoning.”



# Concept Plan



# Stakeholder Process

- Noticed 103 neighbors within 500 feet
- Posted property
- No neighborhood opposition was received
  - 1 neighbor in opposition at the CPC Hearing
  - Concerns voiced regarding commercial development
- Review agencies have commented on support of the project including COS Airport, Utilities, Fire, Engineering, SD 49 and E-911/Police.

# Recommendation

Planning Commission unanimously recommended approval on December 18, 2014.

Staff recommends approval of the applications, finding that they are in conformance with City Code and the Comprehensive Plan.



# Questions?

