



4880 AIRPORT ROAD REZONE

CITY PLANNING COMMISSION

FORMAL MEETING – November 11, 2025



4880 AIRPORT ROAD - REZONE

QUICK FACTS

Address:

NES Inc.

Location:

4880 Airport Road

Zoning and Overlays

Current: R1-6/AP-O (Single Family –
Medium with Airport Overlay)

Proposed: R-5/AP-O (Multi-Family –
High with Airport Overlay)

Site Area

2.17 Acres

Proposed Land Use

Multi-Family Residential

APPLICATIONS

Zoning Map Amendment with Land Use
Statement

VICINITY MAP



4880 AIRPORT ROAD - REZONE

PROJECT SUMMARY

File #(s):

ZONE-24-0020

Project Proposal:

- Rezone from R1-6 (Single-Family – Medium) to R-5 (Multi-Family – High), which allows all residential use types.
- Future Use: Multi-Family Residential (Apartments) per the project statement.

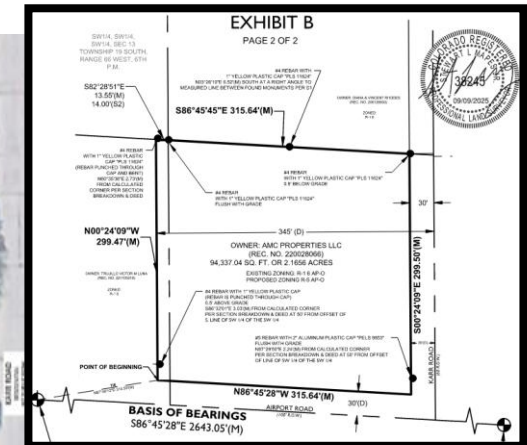
R-5 Dimensional Standards

Max Density: 25 DU/AC

Setbacks:

- Front: 20 feet
- Side: 5 feet
- Rear: 15 feet
- Max Height: 50 feet

SITE PLAN



TIMELINE OF REVIEW

Initial Submittal Date	09/17/2024
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Number of Review Cycles	7
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Item(s) Ready for Agenda	10/17/2025
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City Planning Commission	11/12/2025
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City Council 1 st Reading	12/09/2025
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City Council 2 nd Reading	01/13/2026
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City Planning Commission	02/11/2026
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STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	377 Postcards
Number of Comments Received	6 Comments Received

PUBLIC ENGAGEMENT

During the initial application review public notices were issued to property owners within 1000 feet of the site. Six comments were received at that time. Three recommends expressed opposition to the project due to the potentially intensity of the use, the traffic impact to Karr Rd, and quality of life. The remaining comments requested general information.

AGENCY REVIEW

Traffic Impact Study

No comments received.

School District

No comments received.

Parks

The Park Land Dedication Ordinance will be applicable for any residential development proposed, to be evaluated with the future development plan. The School Site Dedication Ordinance is also applicable to any residential development, though the presiding School District should make separate comments. Citywide Development Impact (Police & Fire) Fees will be applicable to any future residential or commercial development, to be evaluated with the future development plan.

SWENT

No comments received.

Colorado Springs Utilities

CSU has no comments on the proposed zone change application. Comments will be provided at time of the required Preliminary Utility and Public Facility Plan submittal associated with the development plan entitlement.

Airport

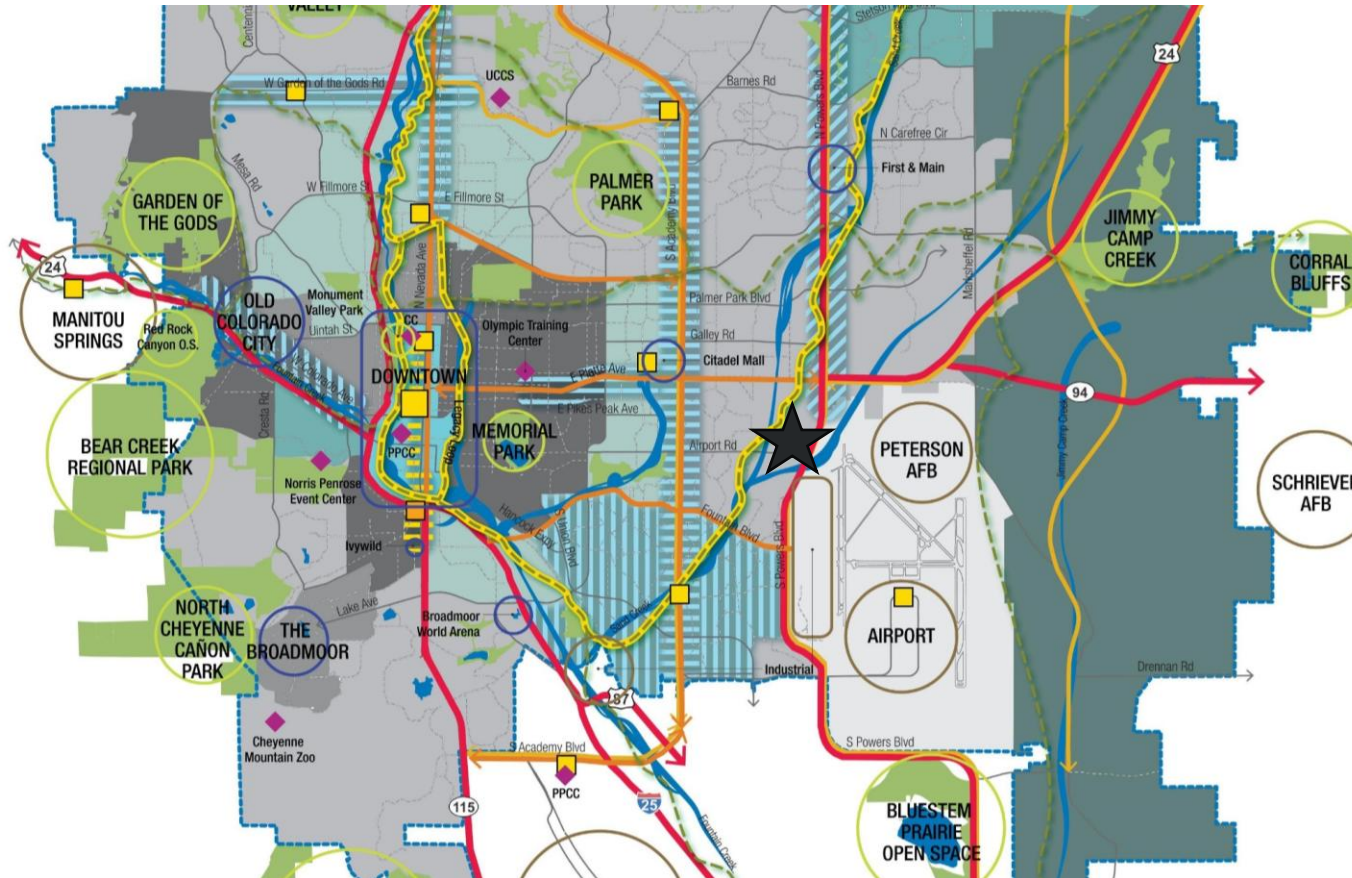
Airport staff recommends no objections with the following conditions: (1) Avigation Easement: An avigation easement is required or provided proof of previous recording (book/page or reception number). Add avigation note to plat. (2) FAA Form 7460-1: If use of equipment (permanent or temporary) will exceed 150 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities.

Public Works

Request Condition of Record/Approval requiring the applicant to dedicate Airport Road right-of-way to the City by Plat or Deed to the City.

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.D Zoning Map Amendment

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.

Statement of Compliance

ZONE-24-0020

After evaluation of the Zoning Map Amendment Application, the application meets the review criteria .

APPLICATION REVIEW CRITERIA

7.5.704.D Zoning Map Amendment

Criteria for Approval

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 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)). (Ord. 23-03)

Statement of Compliance

ZONE-24-0020

After evaluation of the Zoning Map Amendment Application, the application meets the review criteria .

PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

ZONE-24-0020: 4880 AIRPORT ROAD REZONE

Motion to Approve

Recommend approval to City Council the zone change of 2.17 acres from R1-6/AP-O (Single Family – Medium with Airport Overlay) to R-5/AP-O (Multi-Family – High with Airport Overlay) 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 with the following condition:

1. The owner/developer must dedicate approximately 20-ft of property to Airport Road Right-of-Way by Plat or Deed to the City based on Traffic Engineering requirements.

Motion to Deny

Deny the zone change of 2.17 acres from R1-6/AP-O (Single Family – Medium with Airport Overlay) to R-5/AP-O (Multi-Family – High with Airport Overlay) 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.

