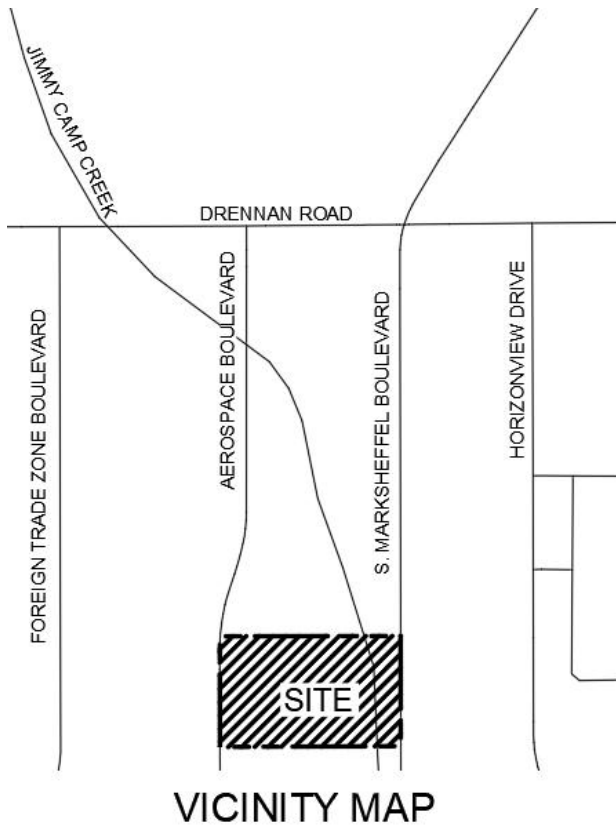


# DORADO TRANSPORT

Land Use Plan Waiver and Zone Amendment Applications  
REVISED AUGUST 2025



**Applicant/Owner/Developer:**

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Tel: (719) 475-1422  
Contact: Diego \_\_\_\_

**Planning/Engineer:**

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Contact: Larry Salazar



## PROJECT OBJECTIVES:

On behalf of Dorado's Real Estate LLC, Kimley-Horn and Associates requests the review and approval of:

1. **Zoning Map Amendment:** Our request is to amend Ord. 88-122 to allow for Heavy Vehicle and Equipment Storage on an approximately 7.03 acre site located between Marksheffel Road and Aerospace Boulevard. This area was annexed into the City in 1988 as part of the Banning Lewis Ranch Master Plan (approved in 1989). The plan called for the area to be developed as a research and development park. Overtime this area has developed for Utility, Construction, and related uses, including the nearby Horizon Campus, Storage and Widefield School District uses. An amendment to Ord. 88-122 is reflective of existing land uses and development trends within the area. The proposed use falls within the current framework of the approved Banning Lewis Ranch Master plan.
  - a. AP-O (Airport Overlay District) No change is proposed.
  - b. APZ-2 (Accident Potential Subzone 2) No change is proposed.
  - c. SS (Streamside Overlay District) No change is proposed.
2. **The Intent** of Zone Map Amendment is to amend Condition of Record I in ordinance 88-122:
  - 1.I.
    - a. The following uses are not permitted in the Research and Development District: I. Truck, tractor, trailer, bus storage yards or motor freight terminal.
3. **Banning Lewis Ranch Master Plan, Land Use Ordinance Amendment**
4. **Land Use Plan Modification Wavier:** Wavier due to scale of the project area (Code 7.5.514.B.3).

## LOCATION:

The site is located at 3875 Aerospace Boulevard Parcel No. 8803200008 approximately 1,800 feet from the intersection of Drennan Road and Aerospace Boulevard between Aerospace Boulevard and S. Marksheffel Boulevard.

Surrounding developments consist of:

- East – Zoned MX-M/CR AP-O & R106/CR AP-O (Vacant)
- North – Zoned BP/CR AP-O APZ2 SS-O (Vacant)
- West – Zoned BP/CR AP-O (Development Plan Approved for Outdoor Storage)
- South – BP/CR SS-O AP-O (Vacant)

## PROJECT DESCRIPTION:

The following application outline, criteria and justification are provided for the Zoning Map Amendment. This project intends to match the existing development framework and pattern of the surrounding area usages of Utilities, Outdoor storage and construction.

The goal for the project is to bring the property into compliance with the UDC by amending Ordinance

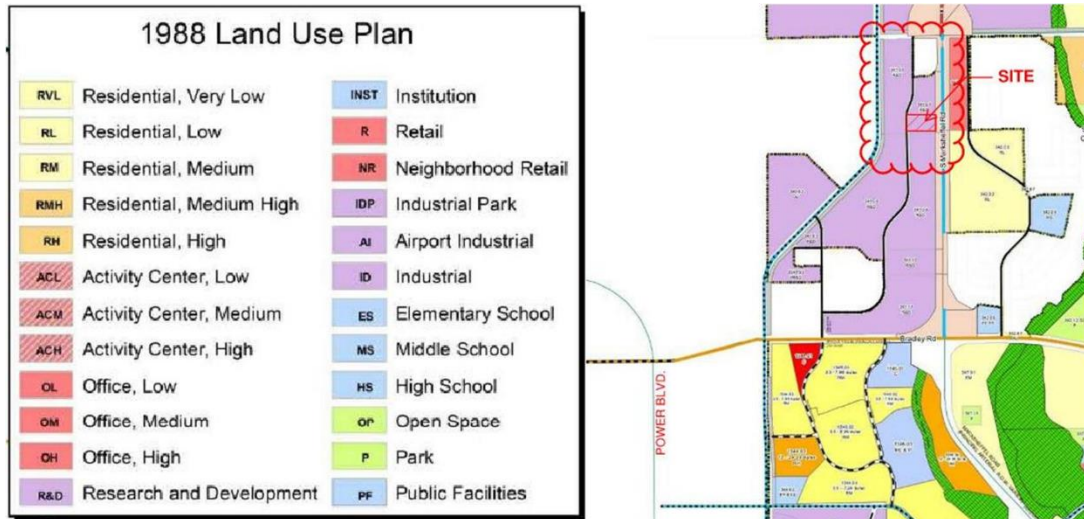
No. 88-122. It is understood that within the Retool COS plan, PIP1 and PIP2 zones have been replaced by the Business Park (BP) zone. It is noted that this parcel is not within the nearby Opportunity Zone, however, it is adjacent to said zone. With an ever-growing community adjacent to the industrial zoned parcels, the project is considered as an opportunity for additional employment in the area for adjacent residents of Colorado Springs and surrounding El Paso County.

The project acknowledges the project context with the Banning Lewis Ranch Annexation and Master Plan. The proposed amendment is limited to the noted land use Ordinance 88-122 and related Amendment Section 7 (*Use-Research and Development Section*). The amendment addresses allowable uses within the (R&D) zone of the Land Use Plan. The following conditions of record apply to existing Master Planned Parcels (80, 91, 98, 116, 129, 139). This amendment modifies the language noted below. Existing land use plan notes and items (i) and number 4. Ordinance Notes:

1. The following Uses are not permitted in the research and development district.
  - a. Manufacture of dentures and drugs
  - b. Manufacture, mixing and packaging of ink and inked ribbons
  - c. Bottle works
  - d. Manufacture of brushes and brooms
  - e. Carpet and rug cleaning
  - f. Locker plants
  - g. Meat packing, processing and slaughtering of animals
  - h. Outdoor advertising signs
  - i. ~~Truck, tractor, trailer, bus storage yards or motor freight terminal~~
  - j. Silverware, plate and sterling, except as required in the manufacture, assembly or testing of semi-conductors or similar high technology products.
2. ~~No outdoor storage of components or stockpiling shall be permitted, but above-ground storage of high-pressure gas and chemicals used in the manufacture of high technology components shall be permitted.~~
3. The intent of the Research and Development Park is to create a campus-style landscaped park. To achieve this the following restrictions shall apply:
  - a. Uses as listed in the BP district are permitted with the exception of those listed in the conditions.
    - i. Dimensional standards:
      1. Minimum lot size: One acre
      2. Minimum yard dimensions:
        - a. Front yard- 50 feet
        - b. Side yard- 30 feet
        - c. Rear yard- 50 feet
    - ii. Allowed reduction in building setback through the provision of landscaped area. The minimum front yard dimension (building setback) may be reduced to a minimum of 30 feet if the entire setback area from the property line to building is landscaped where the setback occurs.
    - iii. Minimum distance of structures from an existing residential zone: 100 feet
    - iv. Maximum percentage of the lot to be covered by buildings: 30%

v. Maximum height of the buildings: 45 feet

1. **Heavy vehicle and equipment storage shall be allowed as employees pick up and drop of vehicles during the respective work hours.**
  - a. **All storage facilities shall comply with OSHA regulations identified under standard number 1910.141(c) along with standard number 1910.14(c)(1)(ii).**



*Banning Lewis Ranch Master Plan*

## GOALS, POLICIES AND STRATEGIES– COLORADO SPRINGS COMPREHENSIVE PLAN

The following is a list of goals from the Colorado Springs Comprehensive plan (PlanCOS) where the Dorado Transport proposal is aligned:

**Goal TE-1:** Build on our quality of place and **existing competitive advantages**

**Goal TE-3:** Continue and initiate **regional coordination and partnerships focused on economic development** and shared fiscal sustainability.

**Goal TE-4:** Focus on **productively developing and redeveloping areas already in, nearby, or surrounded by the city** in order to preserve open spaces, **maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.**

**Goal UP-5:** Develop and support unique places and centers as **models of resilience and sustainability.**

The following is a list of **Policies** from the Colorado Springs Comprehensive plan where the Dorado Transport project is aligned:

**Policy TE-1A: Preserve and strengthen key economic sectors** and strive to grow medium and high-wage jobs in targeted industry clusters.

**Policy TE-3.A: Foster cross-jurisdictional collaboration and planning with other public agencies** including El Paso County, City of Manitou Springs, City of Fountain, Town of Monument Pikes Peak Area Council of Governments and Colorado Department of Transportation

**Policy TE-4.A: Prioritize development within the existing City boundaries** and built environment (*not in the periphery*)

**Policy UP-5.B: Encourage cost-effective development that promotes the wise use of resources.**

The following is a list of **Strategies** from the Colorado Springs Comprehensive plan where the Dorado Transport proposal is aligned:

**Strategy TE-1.A-5:** Target, create, and promote incentives for businesses and industries that **foster growth and retention of jobs** offering wages higher than the county average.

**Strategy TE-.A-1: Consider regional and statewide market conditions and development trends when creating new land use regulations**

**Strategy TE-4.A-1:** Encourage revitalization and **infill in underutilized urban places**, as detailed in Chapter 3.

**Strategy UP-5.B-1:** Promote development that results in the **efficient use of energy and water** through the revision and adaptation of codes, criteria, and procedures.

**Strategy UP-5.B-3:** Revise, adapt, and apply codes and requirements to encourage landscape design and maintenance that uses **water efficiently and effectively**.



## APPLICATION REQUESTS – REVIEW CRITERIA & JUSTIFICATIONS

### UDC 7.5.705.D (Approval Criteria)

An application for an amendment to the zoning map shall be subject to the following criteria for approval: ***The project is not requesting a rezone.***

- A. 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).
  - a. **The proposed use is currently not in compliance with Ordinance No. 88-122. The goal is to bring the current land uses into compliance with the UDC by amending Ord. NO. 88-122 and to assist in the dedication of ROW from Colorado Centre Metropolitan District (CCMD) to the City of Colorado Springs (City).**
  - b. **Heavy Vehicle and Equipment storage on this parcel is supportive of PlanCOS goal to initiate regional coordination and partnerships focused on economic development and shared fiscal sustainability by providing supporting existing land uses and economic development in the area. The Banning Lewis Ranch Master Plan prescribed for this area to be developed as a Research and Development park. However, over time the land has developed to support utility, warehouse and outdoor storage uses. Heavy vehicle storage reflects the existing land development patterns and associated economic activity. Heavy vehicle and equipment storage on this site supports PlanCOS policies by providing cost effective, infill development that strengthens economic sectors supported by this use. Development of this site is within City boundaries, will not require large extensions of city utilities and will efficiently use the existing utility system capacity. This development supports PlanCOS strategies for Thriving Economy by identifying supportive zones of key sites for industrial uses with good multimodal access to highways, railroads and the Airport. Unique Places and Strong Connections of PlanCOS are supported by this application's response to shifts in demographics, technology, the market, and ability to efficiently use City infrastructure and resources.**
- B. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
  - a. **The project will not be detrimental to the surrounding area, nor will it have direct impacts on the welfare of the area residents. This application will bring the existing uses into compliance with the UDC. Amending the ordinance 88-122 will bring the on-going existing land uses into compliance with the UDC. These uses can then continue their economic functions of the site.**
- C. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
  - a. **The proposed land use is consistent with existing surrounding land uses such as Utilities and Outdoor Storage. Surrounding properties near the site have gone through similar amendments to the property to allow vehicle storage, as well as storage units. A site development plan to the adjacent property to the west has been approved for development for external storage, to be platted. An amendment**

**to ord. 88-122 will bring the current uses of Heavy Vehicle and Equipment storage on the property into compliance with the UDC. These uses are reflective of how the area has developed over time.**

- D. 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.
  - a. There is no anticipated impact to the current and surrounding designated zones. All proposed uses are compatible with the allowed uses that are within the BP zone.**
- E. 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.
  - a. The zone change and proposed development will be consistent with the current and surrounding land uses. A final plat will follow to formalize the plan, this will also incorporate a portion of Aerospace Boulevard to be dedicated to the city.**
- F. 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).
  - a. The Land Use Plan shall be waived within subsection 7.5.514.B.3.**
- G. 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.
  - a. The Land Use Plan, Master Plan or Concept Plans are not to be amended and are consistent with the Banning Lewis Ranch Master Plan.**
  - b. See minor ordinance amendment noted above regarding use.**
- H. 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.
 

**Not Applicable.**
- I. 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.

**This rezone will not be associated to a PDZ.**

- J. 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)).

**The site is within the Airport Overlay (AP-O) zone and are in compliance under Section 7.2.6 review standards.**