



COLORADO SPRINGS PLANNING

Land Use Review

Unified Development Code Review Criteria

7.2.7: PLANNED DEVELOPMENT ZONE DISTRICT

Review Criteria

7.2.701: PURPOSE:

The purpose of the Planned Development Zone District (PDZ) is to encourage high quality developments that could not otherwise be achieved through the application of the City's standard zone districts. The PDZ District is intended to:

- A. Provide a means of developing large, undeveloped tracts of land or other unique sites with a unified approach;
- B. Facilitate creative, high-quality developments that offer an integrated mix of nonresidential uses and housing options, in conjunction with other community amenities or other benefits to the City or its citizens;
- C. Encourage flexibility in design to create a better living environment, to preserve the unique features of the site, and to provide public services in a more economic manner; and
- D. Provide a clear and reasonable plan for the phased development and completion of proposed development, consistent with the Colorado Springs Comprehensive Plan. (Ord. 23-03)

7.2.702: ELIGIBILITY FOR REZONING TO A PDZ DISTRICT:

A PDZ district is only permitted where the proposed design could not be developed using conventional zone districts or UDC standards (including available tools allowing flexibility within those districts). (Ord. 23-03)

7.2.703: ESTABLISHMENT AND DEVELOPMENT OF A PDZ DISTRICT:

- A. Areas rezoned to the PDZ district shall be accompanied with a Land Use Plan which shall define specific uses and residential densities allowed within the PDZ district.
- B. An approved Development Plan is required before any Building Permits may be issued within a PDZ district. (Ord. 23-03)

7.2.704: ESTABLISHMENT OF THE LAND USE TYPES, MIX, AND INTENSITY OF LAND USES:

- A. The land use types and mix, intensity, and density (maximum gross residential density and maximum square footage for nonresidential land uses and the maximum building heights) of the development are defined by and through the establishment of the PDZ district. Specifically allowed residential and nonresidential land uses will be determined by the Land Use Plan. Development standards are determined by the Land Use Plan.
- B. Each PDZ district shall state whether integrated ADUs, detached ADUs, or both are permitted, and shall include any development standards that vary from the standards in Subsection 7.3.304E (Dwelling, Accessory).
- C. Except where a Land Use Plan or Development Plan associated with PDZ states otherwise:
 - 1. In portions of PDZ allowing only residential uses, WCF (Wireless Communication Facility) shall be allowed as permitted or conditional uses consistent with the uses permitted in the R-1 6 zone district.



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2. In portions of PDZs allowing nonresidential or a mix of residential and nonresidential uses, WCF uses shall be allowed as permitted or conditional uses consistent with the uses permitted in the MX-M zone district.
3. In portions of PDZs containing residential or a mix of residential and nonresidential uses, Small Human Services Establishments shall be allowed as permitted uses.
4. In portions of PDZs containing residential or a mix of residential and nonresidential uses, Home Occupation, Accessory uses shall be allowed as accessory to all primary residential uses.
5. In portions of PDZs containing residential or a mix of residential and nonresidential uses, structures allowed as accessory to a residential use in the R-1 6 zone district shall be allowed as accessory to all primary residential uses.
6. When the density of a residential PDZ district is equivalent to that of an R-Flex Medium or R-Flex High zone district, the application shall also comply with all applicable standards related to Compact Lots in this UDC. (Ord. 23-03)

7.2.705: COMMUNITY AMENITIES OR BENEFITS REQUIRED:

PDZ districts shall incorporate community amenities or benefits that support the implementation of the Colorado Springs Comprehensive Plan, and that offer significant benefits to the City and residents of Colorado Springs. PDZ districts shall provide community amenities in at least two (2) of the categories below, as determined by the Manager:

A. High Quality Design Features: High quality site and building design features are those that substantially exceed the minimum site and building design, landscaping, streetscape, and other requirements in Article 7.4: Development Standards and Incentives, including those in Parts 7.4.9 (Landscaping and Green Space) and 7.4.11 (Building Design and Site Features) and contribute to the overall character of the development.

B. Community Amenities: Community amenities may include the preservation of green space, sensitive natural areas, and other unique site features; the preservation or adaptive reuse of historic building; and the provision of active recreational facilities, such as parks, trails, recreation centers, community meeting rooms, and other gathering spaces that are accessible to residents of the development and the public; or public art that meets the criteria outlined in the Public Art Master Plan and as reviewed by the Public Arts Commission.

C. Mix of Housing Types: The PDZ district shall provide a mix of housing types and lot types. Housing diversity requirements may be satisfied through significant variations in lot and unit size and configuration.

D. Sustainable Development Practices: Sustainable development practices may include, but are not limited to, the use of Low Impact Development (LID) design features throughout the development, solar orientation of building forms and other passive energy-efficient design strategies throughout the development, green infrastructure measures, community-level renewable energy production, and district heating and cooling throughout the development. (Ord. 23-03)

7.2.706: AMENITIES IN PHASED PROJECTS:

Green space, recreational facilities, or other community amenities to be provided shall require the applicant to provide assurance of completion. Suitable assurances may be in the form of a letter of credit, escrow or recorded



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agreements by the mortgage holder or owner guaranteeing the development of the required facilities.
Assurances shall not be required if: