



Legislation Details (With Text)

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Title: Ordinance No. 14-52 amending the zoning map of the City of Colorado Springs relating to 6.99 acres located at 5505 and 5515 Palmer Park Boulevard (Quasi-Judicial Matter)

Sponsors:

Indexes:

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Attachments: 1. Swan House - Ordinance, 2. Swan House - Review Criteria-7.5.603-Zone Change, 3. Swan House - CPC Record of Decision, 4. Swan House-CPC Agenda

Table with 5 columns: Date, Ver., Action By, Action, Result. Rows show actions on 8/12/2014 and 7/22/2014.

Ordinance No. 14-52 amending the zoning map of the City of Colorado Springs relating to 6.99 acres located at 5505 and 5515 Palmer Park Boulevard (Quasi-Judicial Matter)

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

The applications propose rezoning a 6.99-acre, platted lot from PUD/AO/SS (Planned Unit Development for a religious institution, with a 32-foot maximum building height and Airport and Streamside Overlays) to PUD/AO/SS (Planned Unit Development for a religious institution and/or public assembly, with a 32-foot maximum building height and Airport and Streamside Overlays) and the approval of a development plan to permit the inclusion of a wedding and event center (public assembly) within the existing building while continuing to allow religious functions.

Previous Council Action:

In 2000, City Council rezoned the property to PUD/AO/SS with Ordinance No. 00-81 to permit a religious institution.

Background:

The property was initially platted in 1964 with Rustic Hills Subdivision No. 3 as three large, single-family lots and a public street (Mountain Greenery Lane). The street was not built and was vacated with Ordinance 00-99. The property was not developed residentially but instead used as a garden center and nursery (Iver's Mountain Greenery) until the mid-1990's. In 1998, the property was rezoned to PUD for a townhome development. This project was not built. In 2000, the property was

rezoned to PUD with a religious institution as the only permitted use. The two-story, 19,700 square-foot church was constructed in 2001. A one story, 3,100 square-foot building constructed in 1981 is used for church offices. Vehicular access is provided from a single driveway onto Palmer Park Boulevard with on-site parking for 177 vehicles.

**Financial Implications:**

None.

**Board/Commission Recommendation:**

The Planning Commission unanimously approved the applications at their June 19, 2014 meeting as a consent calendar item.

**Stakeholder Process:**

Public notification consisting of an on-site poster and 214 postcards mailed to property owners within 1,000 feet of the property were provided: 1) for a neighborhood meeting at the pre-application stage, 2) after the receipt of the applications, and 3) prior to the Planning Commission meeting.

Fifteen people attended the neighborhood meeting held on March 11, 2014. Issues discussed included the operational aspects of the wedding and event center and the possibility of expansion (none proposed at this time). No comments were received in response to the public notice sent after the applications were submitted. No members of the public commented on the applications at the Planning Commission hearing.

Agency review comments on the initial development plan were addressed with the submittal of a revised development plan.

**Alternatives:**

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

**Proposed Motion:**

CPC PUZ 14-00040 - ZONE CHANGE

Approve the zone change from PUD/AO/SS to PUD/AO/SS, based on the finding the request complies with the review criteria in City Code Section 7.5.603.B (Establishment or Change of Zone District Boundaries).

Rezoning 6.99 acres from PUD/AO/SS (Planned Unit Development for a religious institution with a 32-foot maximum building height and Airport and Streamside Overlays) to PUD/AO/SS (Planned Unit Development for a religious institution and/or public assembly with a 32-foot maximum building height and Airport and Streamside Overlays) located at 5505 and 5515 Palmer Park Boulevard