



## Legislation Details (With Text)

**File #:** ZONE-24-0003      **Version:** 3      **Name:** Dream Centers Commons Zone Change

**Type:** Planning Case      **Status:** Mayor's Office

**File created:** 2/22/2024      **In control:** City Council

**On agenda:** 6/25/2024      **Final action:** 6/25/2024

**Title:** Ordinance No. 24-42 to amend the zoning map of the City of Colorado Springs pertaining to 4.825 acres located southeast of South Union Boulevard and Airport Road from MX-M/R-5/HR-O (Mixed-Use Medium Scale / Multi-family High with Highrise Overlay) to PDZ (Planned Development Zone: Residential, Commercial, and Civic / Institutional; Maximum Density of 53.89 Dwelling Units per Acre; and Maximum Building Height of 62 feet) District.

(Quasi-Judicial) (Second Reading and Public Hearing)

**Presenter:**  
Chris Sullivan, Senior Planner, Planning and Community Development Department  
Kevin Walker, Interim Planning Director, Planning and Community Development Department

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD\_Dream Centers Commons, 2. Staff Report\_Dream Centers Commons\_CS, 3. Attachment 1 - Project Summary\_CS, 4. Attachment 2 - Rezoning Exhibit\_CS, 5. Attachment 3 - Land Use Plan\_11x17, 6. Attachment 4 - Traffic Impact Study\_Mar2024\_CS, 7. 7.5.704 ZONING MAP AMENDMENT (REZONING), 8. 7.2.7 PLANNED DEVELOPMENT ZONE DISTRICT, 9. Signed Ordinance No. 24-42.pdf

Date	Ver.	Action By	Action	Result
6/25/2024	3	City Council	finally passed	Pass
6/11/2024	2	City Council	approved on first reading	Pass
5/8/2024	1	City Planning Commission	approved	Pass

Ordinance No. 24-42 to amend the zoning map of the City of Colorado Springs pertaining to 4.825 acres located southeast of South Union Boulevard and Airport Road from MX-M/R-5/HR-O (Mixed-Use Medium Scale / Multi-family High with Highrise Overlay) to PDZ (Planned Development Zone: Residential, Commercial, and Civic / Institutional; Maximum Density of 53.89 Dwelling Units per Acre; and Maximum Building Height of 62 feet) District.

(Quasi-Judicial) (Second Reading and Public Hearing)

**Presenter:**  
Chris Sullivan, Senior Planner, Planning and Community Development Department  
Kevin Walker, Interim Planning Director, Planning and Community Development Department

**Summary:**  
Owner: Dream Centers of Colorado Springs  
Representative: Urban Landscapes LLC  
Location: Southeast of South Union Boulevard and Airport Road

A Zone Change from MX-M / R5 / HR-O (Mixed-Use Medium Scale / Multi-Family High with High Rise Overlay) to PDZ (Planned Development Zone: Residential, Commercial, and Civic / Institutional; Maximum Density of 53.89 Dwelling Units per Acre; and Maximum Building Height of 62 feet) District.

**Background:**

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed applications.

**Review Criteria:**

The review criteria for a Zoning Map Amendment (Rezoning), file number: ZONE-24-0003 as set forth in City Code Section 7.5.704 (UDC) are noted below.

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.
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.
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 the approved Concept Plans have been classified as implemented and do not have to be amended 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)).

City Planning Commission and Staff finds the proposed application meets the review criteria.

**Previous Council Action:**

Dream Centers Commons 1st Reading was approved at City Council on June 11, 2024.

**Financial Implications:**

N/A

**City Council Appointed Board/Commission/Committee Recommendation:**

City Planning Commission unanimously recommended approval of the zoning map amendment and land use plan at the May 8, 2024, meeting.

**Proposed Motions:**

1. Motion to Approve

Adopt Ordinance 24-42 amending the zoning map of the City of Colorado Springs pertaining to 4.825 acres located southeast of South Union Boulevard and Airport Road from MX-M/R-5/HR-O (Mixed-Use Medium Scale / Multi-family High with Highrise Overlay) to PDZ (Planned Development Zone: Residential, Commercial, and Civic / Institutional; Maximum Density of 53.89 Dwelling Units per Acre; and Maximum Building Height of 62 feet) District based upon the findings that the request complies with the criteria for a Zoning Map Amendment set forth in section 7.5.704.

2. Motion to Deny

Deny Ordinance No. 24-42 amending the zoning map of the City of Colorado Springs pertaining to 4.825 acres located southeast of South Union Boulevard and Airport Road from MX-M/R-5/HR-O (Mixed-Use Medium Scale / Multi-family High with Highrise Overlay) to PDZ (Planned Development Zone: Residential, Commercial, and Civic / Institutional; Maximum Density of 53.89 Dwelling Units per Acre; and Maximum Building Height of 62 feet) District based upon the findings that the request does not comply with the criteria for a Zoning Map Amendment set forth in section 7.5.704.

An ordinance amending the zoning map of the City of Colorado Springs relating to 4.825 acres located southeast of South Union Boulevard and Airport Road from MX-M/R-5/HR-O (Mixed-Use Medium Scale / Multi-family High with Highrise Overlay) to PDZ (Planned Development Zone: Residential, Commercial, and Civic / Institutional; Maximum Density of 53.89 Dwelling Units per Acre; and Maximum Building Height of 62 feet) District.