



## Legislation Details (With Text)

**File #:** ZONE-23-0012      **Version:** 3      **Name:** Quik Trip

**Type:** Ordinance      **Status:** Mayor's Office

**File created:** 9/18/2023      **In control:** City Council

**On agenda:** 11/28/2023      **Final action:** 11/28/2023

**Title:** Ordinance No. 23-61 amending the zoning map of the City of Colorado Springs relating to 1.23 acres located at 4760 Flintridge Drive from MX-N (Mixed Use Neighborhood Scale) to MX-M (Mixed Use Medium Scale) zone district for a convenience store and fuel canopy. (Quasi-Judicial)

**Presenter:**  
Austin Cooper, Planner II, Planning + Neighborhood Services.  
Peter Wysocki, Director, Planning + Neighborhood Services

**Sponsors:** Planning Department

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance\_Quik Trip Academy and Flintridge, 2. Quik Trip Staff Report, 3. Figure 1 - Project Statement, 4. Figure 2 - Public Comments, 5. Figure 3 - Public Comment Response, 6. Figure 4 - Exhibit A, 7. Figure 5 - Exhibit B, 8. Figure 6 - Trip Generation Comparison, 9. 7.5.502.E Development Plan Review, 10. 7.5.603.B Findings - ZC, 11. 7.A-B. Staff\_Quik Trip Zone Change, 12. Signed Ordinance No. 23-61.pdf

Date	Ver.	Action By	Action	Result
11/28/2023	4	City Council	finally passed	Pass
11/14/2023	2	City Council	approved on first reading	Pass
11/14/2023	2	City Council	approved on first reading	Pass
10/11/2023	1	City Planning Commission	accepted	Pass

Ordinance No. 23-61 amending the zoning map of the City of Colorado Springs relating to 1.23 acres located at 4760 Flintridge Drive from MX-N (Mixed Use Neighborhood Scale) to MX-M (Mixed Use Medium Scale) zone district for a convenience store and fuel canopy. (Quasi-Judicial)

**Presenter:**  
Austin Cooper, Planner II, Planning + Neighborhood Services.  
Peter Wysocki, Director, Planning + Neighborhood Services

**Summary:**  
Owner: Academy Flintridge, LLC  
Developer: QuikTrip Corp.  
Representative: Aaron McLean, Galloway US  
Location: 4760 Flintridge Drive

This application requests a rezoning of 1.23 acres located at 4760 Flintridge Drive from MX-N (Mixed-Use Neighborhood) to MX-M (Mixed-Use Medium Scale) in order to develop the site as a convenience store with fuel canopy station. The project also consists of the associated development

related to the convenience store with fuel canopy station use

**Background:**

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed application(s).

**Review Criteria:**

The review criteria for a Zone Change as set forth in City Code Section 7.5.603 (Chapter 7) are noted below.

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.
2. The proposal is consistent with the goals and policies of the Comprehensive Plan.
3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.
4. For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in article 3, "Land Use Zoning Districts", of this chapter.

Staff finds that the proposed application meets the review criteria.

**Previous Council Action:**

At the November 14, 2023 City Council meeting the City Council approved the hearing date of November 28, 2023 for the associated zone change.

**Financial Implications:**

N/A

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

City Planning Commission voted 9-0-0 to approve the Zone Change and Development Plan at the October 11<sup>th</sup> 2023, meeting.

**Proposed Motions:**

**Motion to approve:**

Approve the zone change of 1.23 acres from MX-N (Mixed-Use Neighborhood) to MX-M (Mixed-Use Medium Scale) based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Chapter 7 Section 7.5.603.

**Motion to deny:**

Deny the zone change of 1.23 acres from MX-N (Mixed-Use Neighborhood) to MX-M (Mixed-Use Medium Scale) based upon the findings that the request does not comply with the criteria for a Zoning Map Amendment as set forth in City Code Chapter 7 Section 7.5.603.

An ordinance amending the zoning map of the City of Colorado Springs relating to 1.23 acres located at 4760 Flintridge Drive from MX-N (Mixed Use Neighborhood Scale) to MX-M (Mixed Use Medium Scale) zone district for a convenience store and fuel canopy.