



## Legislation Details (With Text)

**File #:** LUPL-24-0004      **Version:** 2      **Name:** Dream Centers Commons Land Use Plan

**Type:** Planning Case      **Status:** Passed

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

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

**Title:** Establishing the Dream Centers Commons Land Use Plan for proposed Residential, Commercial, and Civic / Institutional uses pertaining to 4.825 acres located southeast of South Union Boulevard and Airport Road.

(Quasi-Judicial)

**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. Attachment 3 - Land Use Plan\_11x17, 2. 7.5.514 LAND USE PLAN

Date	Ver.	Action By	Action	Result
6/25/2024	2	City Council		

Establishing the Dream Centers Commons Land Use Plan for proposed Residential, Commercial, and Civic / Institutional uses pertaining to 4.825 acres located southeast of South Union Boulevard and Airport Road.

(Quasi-Judicial)

**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 Land Use Plan for Mixed-Used development consisting of a total of 260 residential units; and retail, restaurant, medical, office, community, and educational uses on 4.825 acres located southeast of South Union Boulevard and Airport Road.

**Background:**

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

The review criteria for a Land Use Plan, file number: LUPL-24-0004 as set forth in City Code Section 7.5.514 (UDC) are noted below:

1. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;
2. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;
3. Compatibility with the land uses and development intensities surrounding the property;
4. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;
5. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;
6. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;
7. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

City Planning Commission and Staff finds the proposed application meets the review criteria for a Land Use Plan.

**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 to City Council approved of the zoning map amendment and land use plan at the May 8, 2024, meeting.

**Proposed Motions:**

1. Motion to Approve

Approve the Dream Centers Commons Land Use Plan pertaining to 4.825 acres based upon the findings that the request complies with the criteria for Land Use Plans as set forth in City Code Section 7.5.514.

2. Motion to Deny

Deny the Dream Centers Commons Land Use Plan pertaining to 4.825 acres based upon the findings that the request does not comply with the criteria for Land Use Plans as set forth in City Code Section 7.5.514.

N/A