



## Legislation Details (With Text)

<b>File #:</b>	ZONE-23-0032	<b>Version:</b>	4	<b>Name:</b>	Printers Hill Zone Change
<b>Type:</b>	Planning Case	<b>Status:</b>		<b>Mayor's Office:</b>	Mayor's Office
<b>File created:</b>	11/27/2023	<b>In control:</b>		<b>City Council:</b>	City Council
<b>On agenda:</b>	6/25/2024	<b>Final action:</b>		<b>6/25/2024:</b>	6/25/2024

**Title:** Ordinance No. 24-40 to amend the zoning map of the City of Colorado Springs pertaining to 26.21 acres located at 101 South Union Boulevard from R-5 P (Multi-Family High and Planned Provision Overlay) and R-5 (Multi-Family High) to MX-L (Mixed-Use Large Scale) zone district.

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

**Presenter:**  
Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services  
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD\_ZC Printers Hill, 2. Staff Report - UPH, 3. Attachment 1 - Exhibit A - Legal Description, 4. Attachment 2 - Exhibit B - Zoning Map, 5. Attachment 3 - Zone Change Project Statement, 6. Attachment 4 - Land Use Plan, 7. Attachment 5 - Land Use Plan - Project Statement, 8. Attachment 6 - DVSA - Site Plan, 9. Attachment 7 - DVSA - Project Statement, 10. Attachment 8 - Accepted Traffic Impact Study, 11. Attachment 9 - Geological Hazards Waiver Letter, 12. Attachment 10 - Neighbor Comment, 13. Attachment 11 - Zoning Aerial with Legend, 14. Attachment 12 - Mineral Estate Owner Notification Certification Affidavit, 15. Attachment 13 - Emails of Support, 16. 7.5.704 ZONING MAP AMENDMENT (REZONING), 17. Printers Hill\_Staff Presentation, 18. CPC\_Minutes\_5.8.24\_Final, 19. Signed Ordinance No. 24-40.pdf

Date	Ver.	Action By	Action	Result
6/25/2024	4	City Council	finally passed	Pass
6/11/2024	3	City Council	approved on first reading	Pass
5/8/2024	1	City Planning Commission	accepted	Pass

Ordinance No. 24-40 to amend the zoning map of the City of Colorado Springs pertaining to 26.21 acres located at 101 South Union Boulevard from R-5 P (Multi-Family High and Planned Provision Overlay) and R-5 (Multi-Family High) to MX-L (Mixed-Use Large Scale) zone district.

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

**Presenter:**

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services  
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Summary:**

Owner: UPH Partners  
Representative: Vertex Consulting  
Location: 101 South Union Boulevard

This project, known as Printers Hill, is located at 101 South Union Boulevard, the Union Printers Home site, and includes concurrent applications for a zone change, Land Use Plan, and a Development Standard Adjustment for the associated 26.21-acre site. The proposed zone change to MX-L (Mixed-Use Large Scale) would allow for residential, commercial, retail, parks and recreation, public/institutional and activity center uses.

**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-23-0032 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)).

Planning Commission and Staff finds the proposed application meets the review criteria for a Zoning Map Amendment (Rezoning).

**Previous Council Action:**

N/A

**Financial Implications:**

N/A

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

On May 8, 2024, the Planning Commission voted to approve the applications (7-0-2; Commissioners Rickett and Hensler recused). Please reference the minutes from the hearing for a detailed record.

**Proposed Motions:**

1. Motion to Approve

Adopt Ordinance No. 24-40 amending the zoning map of the City of Colorado Springs pertaining to 26.21 acres located at 101 South Union Boulevard from R-5 P (Multi-Family High and Planned Provision Overlay) and R-5 (Multi-Family High) to MX-L (Mixed-Use Large Scale) zone district based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

2. Motion to Deny

Deny Ordinance No. 24-40 amending the zoning map of the City of Colorado Springs pertaining to 26.21 acres located at 101 South Union Boulevard from R-5 P (Multi-Family High and Planned Provision Overlay) and R-5 (Multi-Family High) to MX-L (Mixed-Use Large Scale) zone district, based upon the findings that the request does not comply with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

An ordinance amending the zoning map of the City of Colorado Springs relating to 26.21 acres located at 101 South Union Boulevard from R-5 P (Multi-Family High and Planned Provision Overlay) and R-5 (Multi-Family High) to MX-L (Mixed-Use Large Scale) zone district.