



Legislation Details (With Text)

**File #:** 15-00531    **Version:** 1    **Name:**  
**Type:** Planning Case    **Status:** Passed  
**File created:** 8/13/2015    **In control:** City Council  
**On agenda:** 8/25/2015    **Final action:** 8/25/2015  
**Title:** Village at Aeroplaza  
Quasi-Judicial

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance - Rezoning Village at Aeroplaza, 2. Draft CPC Minutes Village at Areoplaza July 16, 2015, 3. Criteria-7.3.603, 4. Attachment A-Village at Aeroplaza - Staff Report, 5. Applicant C - Original Applicant Report- Village at Aeroplaza, 6. Attachment B -Applicant Appeal - Village at Aeroplaza, 7. Attachment D -Exhibit A - Legal Description- Village at Aeroplaza

Date	Ver.	Action By	Action	Result
8/25/2015	1	City Council	approved	Pass

Village at Aeroplaza  
Quasi-Judicial

**From:**

Lonna Thelen, Principal Planner, Planning and Development Department

**Summary:**

This is an appeal of City Planning Commission’s decision to deny the zone change and concept plan for the Village at Aeroplaza. The project includes concurrent applications for a zone change and a concept plan for a 14.02-acre site located north of Fountain Boulevard and west of Powers Boulevard. The applicant is requesting a zone change from PBC/cr/AO (Planned Business Center with conditions of record and airport overlay) to PUD/AO (Planned Unit Development with airport overlay). In addition, the applicant is proposing a concept plan for the property showing 80 single-family residential lots.

**Previous Council Action:**

None

**Background:**

The Village at Aeroplaza is a proposal to allow for a small lot, single family detached, PUD development that includes 80 lots. The site is located adjacent to Fountain Boulevard, between Aeroplaza Drive and Powers Boulevard. The property is currently zoned PBC/cr/AO and the applicant is proposing to rezone the property to PUD for residential use.

City Planning Commission and Staff recommended denial of the application due to the fact that the

site is not in conformance with the City's Comprehensive Plan, the area master plan or the zoning code.

Please see the attached Planning Commission staff report for additional detailed analysis.

**Financial Implications:**

Not applicable.

**Board/Commission Recommendation:**

At their meeting on July 16, 2015 the Planning Commission voted 5-4 to deny the zone change from A/AO to R-5/AO.

**Stakeholder Process:**

The public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions to 67 property owners within 500 feet of the subject property. Comment from the property owner to the northeast was received. The property owner uses the adjacent property for manufacturing and believes that the proposed single-family use is incompatible with their use.

**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 15-00031 - CHANGE OF ZONE

Deny the zone change for Village at Aeroplaza, based upon the finding that the zone change does not comply with the review criteria in City Code Section 7.3.603

The decision to uphold the appeal:

An ordinance amending the Zoning Map of the City of Colorado Springs relating 14.02 acres from PBC/cr/AO (Planned Business Center with conditions of record and airport overlay) to PUD/AO (Planned Unit Development with Airport Overlay).