



Legislation Details (With Text)

File #:	ZONE-23-0028	Version:	3	Name:	Central Bluffs (CSU)
Type:	Planning Case	Status:		Mayor's Office	
File created:	11/27/2023	In control:		City Council	
On agenda:	7/9/2024	Final action:		7/9/2024	
Title:	Ordinance No. 24-39 amending the zoning map of the City of Colorado Springs pertaining to 8.09 acres located at the northwest corner of Austin Bluffs Parkway and Goldenrod Drive from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay), R-4/MX-N (Multi-Family Low and Mixed-Use Neighborhood Scale), R-1 6 (Single-Family-Medium) to PF/SS-O (Public Facilities with Streamside Overlay) (Quasi-Judicial) (Second Reading and Public Hearing)				

Presenter:

Tamara Baxter, Planning Supervisor, Planning and Neighborhood Services.
Kevin Walker, Interim Director, Planning and Neighborhood Services

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance - Central Bluffs Zoning Map Amendment, 2. Exhibit A - Central Bluffs, 3. Exhibit B - Central Bluffs, 4. Staff Report_Central Bluffs_5.8.24, 5. Attachment 1_Project Statement Zone Change, 6. Attachment 2_Zone Change Exhibit, 7. Attachment 3_Public Comment, 8. Attachment 4_Public Comment Response, 9. Attachment 5_Project Statement Land Use Statement, 10. Attachment 6_Central Bluffs Substation FAQs, 11. Additional Public Comments_Central Bluffs_5.6.24, 12. Additional Public Comments_Central Bluffs_6.26.24, 13. CPC_Minutes_5.8.24_Final, 14. 7.5.514 LAND USE PLAN, 15. 7.5.704 ZONING MAP AMENDMENT (REZONING), 16. CC_Staff presentation_Central Bluffs ZC_2nd Reading_6.25.24, 17. Signed Ordinance No. 24-39.pdf

Date	Ver.	Action By	Action	Result
7/9/2024	3	City Council	finally passed	Pass
6/11/2024	2	City Council	approved on first reading	Pass
5/8/2024	1	Planning Commission	accepted	Pass

Ordinance No. 24-39 amending the zoning map of the City of Colorado Springs pertaining to 8.09 acres located at the northwest corner of Austin Bluffs Parkway and Goldenrod Drive from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay), R-4/MX-N (Multi-Family Low and Mixed-Use Neighborhood Scale), R-1 6 (Single-Family-Medium) to PF/SS-O (Public Facilities with Streamside Overlay)
(Quasi-Judicial) (Second Reading and Public Hearing)

Presenter:

Tamara Baxter, Planning Supervisor, Planning and Neighborhood Services.
Kevin Walker, Interim Director, Planning and Neighborhood Services

Summary:

Owner: City of Colorado Springs

Developer: Colorado Springs Utilities

Representative: Kimley Horn

Location: Northwest of Austin Bluffs Parkway and Goldenrod Drive

A zoning map amendment (rezoning) request to change the zone of seven parcels to PF/SS-O (Public Facilities with Streamside Overlay) to set the framework for a future Colorado Springs Utilities substation. This new substation location intends to assist in the decommissioning of three aging existing substations and provide a newer and more reliable electrical infrastructure to the community.

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 Land Use Plan waiver set forth in UDC Code Section 7.5.601.C.2 are noted below.

- a. *The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards),*
- b. *The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and*
- c. *The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.*

The review criteria for Zoning Map Amendment (Rezoning) 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(s).*
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 approved Concept Plans that have been classified as implemented do not have to be amended in order 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))*

Staff finds that the proposed application meets the review criteria.

Previous Council Action:

Garden Ranch Addition #3 Annexation was approved by City Council in 1963 (Ord 2881). City Council approved Garden Ranch Addition #5 Annexation in 1964 (Ord 3078).

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

At the City Planning Commission hearing on May 8, 2024, this application passed with a recommendation of approval to City Council with a vote of 8-1-0 (Commissioner Rickett voted in denial).

Proposed Motions:

Should the City Council wish to approve the zone map amendment (rezoning) application, the following motion is suggested:

Adopt an ordinance amending the zoning map of the City of Colorado Springs related to 8.09 acres located at the northeast corner of Austin Bluffs Parkway and Goldenrod Drive from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay), R-4/MX-N (Multi-Family Low and Mixed-Use Neighborhood Scale), R-1 6 (Single-Family-Medium) to PF/SS-O (Public Facilities with Streamside Overlay) 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.

Should the City Council wish to deny the zone map amendment (rezoning) application, the following motion is suggested.

Deny an ordinance amending the zoning map of the City of Colorado Springs related to 8.09 acres located at the northeast corner of Austin Bluffs Parkway and Goldenrod Drive from MX-N/SS-O

(Mixed-Use Neighborhood Scale with Streamside Overlay), R-4/MX-N (Multi-Family Low and Mixed-Use Neighborhood Scale), R-1 6 (Single-Family-Medium) to PF/SS-O (Public Facilities with Streamside Overlay) based upon the findings that the zone change 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 8.09 acres located at the northwest corner from Austin Bluffs Parkway and Goldenrod Drive from MX-M/SS-O; R-4/MX-N; and R-1 6 (Mixed Use Neighborhood Scale with Streamside Overlay; Multi-Family Low and Mixed-Use Neighborhood Scale; and Single-Family-Medium) to PF/SS-O (Public Facilities with Streamside Overlay).