



Legislation Text

File #: ZONE-23-0024, **Version:** 4

An ordinance No. 24-37 amending the zoning map of the City of Colorado Springs relating to 1.21 acres located at 805 Citadel Drive East from MX-N AP-O (Mixed-use Neighborhood Scale with Airport Overlay) to MX-M AP-O (Mixed-use Medium Scale with Airport Overlay)
(Second reading and public hearing)
(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services.
Peter Wysocki, Director, Planning + Neighborhood Services

Summary:

Owner: AHS Shack Academy LLC
Developer: Santiago Escobedo
Representative: Brad Nelson
Location: 805 Citadel Dr E

The requested zone change application proposes to rezone a 1.21 acre lot located at 805 Citadel Dr E from MX-N AP-O (Mixed-use Neighborhood Scale with Airport Overlay) to MX-M AP-O (Mixed-use Medium Scale with Airport Overlay). The purpose of this application is to change the site to the MX-M (Mixed-use Medium Scale) zone district to be more consistent with surrounding properties and allowed uses. There are no proposed modifications to the site with this application.

Background:

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

Review Criteria:

The review criteria for a Zone Map Amendment as set forth in City Code Section 7.5.704.D (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 [7.2.607](#) [D.47.5.702](https://codelibrary.amlegal.com/codes/coloradospringsco/latest/coloradosprings_co/0-0-0-50942) (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:

NA

Financial Implications:

NA

City Council Appointed Board/Commission/Committee Recommendation:

The City Planning Commission voted unanimously to approve the Zone Map Amendment at the April 16th, 2024 meeting. (The application was approved on the consent calendar on a 9-0 vote.)

Proposed Motions:

Approve an Ordinance No. 24-37 establishing 1.21 acres as a MX-M AP-O (Mixed-use Medium Scale with Airport Overlay) zone district based upon the findings that the request complies with the criteria for establishing a zone district as set forth in City Code Section 7.5.704.

Deny an ordinance establishing 1.21 acres as a MX-M AP-O (Mixed-use Medium Scale with Airport Overlay) zone district based upon the findings that the request does not comply with the criteria for establishing a zone district as set forth in City Code Section 7.5.704.

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.21 ACRES LOCATED 805 CITADEL DRIVE EAST FROM MX-N AP-O (MIXED-USE NEIGHBORHOOD SCALE WITH AIRPORT OVERLAY) TO MX-M AP-O (MIXED-USE MEDIUM SCALE WITH AIRPORT OVERLAY)