



## Legislation Text

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**File #:** 15-00141, **Version:** 2

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Ordinance No. 15-16 amending the Zoning Map of the City of Colorado Springs relating 41.7 acres located west of Chapel Hills Drive and north of Research Parkway, east and adjacent to the Focus on the Family Campus, from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center). (Quasi-Judicial Matter)

**From:**

Peter Wysocki, Planning and Development Director, Planning and Development Department

**Summary:**

CPC ZC 14-00114 - QUASI-JUDICIAL  
CPC CP 14-00115 - QUASI-JUDICIAL

This project includes concurrent applications for rezoning and a concept plan for 41.7 acres located south of Briargate Parkway, west of Chapel Hills Drive and north of Research Parkway, east and adjacent to the Focus on the Family Campus.

Previous Council Action: Council previously approved the Briargate Master Plan and PIP-1 zoning of the property in 1985.

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Council previously approved the Briargate Master Plan and PIP-1 zoning of the property in 1985.

**Background:**

The request is to rezone 41.7 acres from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center). The intent is to transition the property from the allowed office/warehouse uses permitted in the PIP-1 zone district to allowing, restaurants, retail and commercial center uses on the property as supported by the PBC zone district. The standard building setbacks and maximum building height for the PBC zone district will apply to the property.

**Financial Implications:**

Not applicable.

**Board/Commission Recommendation:**

The City Planning Commission unanimously approved the applications at their January 15, 2015 regular meeting.

**Stakeholder Process:**

The public process included posting the site and sending postcards to 109 property owners within 1,000 feet, notifying them of the application submittal and neighborhood meeting, as well as the

public hearing.

A neighborhood meeting was held on November 5, 2014. There were approximately 15 neighbors in attendance. Concerns included traffic, building design, and the relocation of the little league fields. No written opposition was received.

Staff also sent the plans to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Finance, Police and E-911 and the US Air Force Academy.

**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 ZC 14-00114 - CHANGE OF ZONE

Approve the change of zoning district from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center), based upon the findings that the zone change complies with the review criteria outlined in City Code Sections 7.5.603.B.

An ordinance amending the Zoning Map of the City of Colorado Springs from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center) relating 41.7 acres located west of Chapel Hills Drive and north of Research Parkway, east and adjacent to the Focus on the Family Campus.