



## Legislation Text

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**File #:** MAPN-23-0008, **Version:** 2

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Establishment of the Colorado Centre Addition No. 3 Land Use Plan for proposed Commercial, Industrial, and Streets/Utility Rights-of-Way consisting of 31.73 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.

(Legislative)

**Presenter:**

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

**Summary:**

Owner: COPO 8560 Real Estate LLC

Representative: Kimley Horn

Location: Northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.

The proposed project includes concurrent applications for an annexation of approximately 32.94 acres, establishment of zoning, and establishment of the Colorado Centre Addition No. 3 Land Use Plan. The difference in acreage is due to the annexation including necessary right-of-way, that does not need to be included in the legal description for the Land Use Plan. The land is located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection; southwest of the Colorado Springs Municipal Airport and located within an enclave.

**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 Land Use Plan as set forth in City Code Section 7.5.514 (UDC) are noted below:

1. *Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;*
2. *Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;*
3. *Compatibility with the land uses and development intensities surrounding the property;*
4. *Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;*
5. *Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;*
6. *Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;*
7. *Promotion of transitions in height, intensity, or character between proposed non-residential or*

*mixed-use development and nearby low-density residential zone districts.*

Staff finds the proposed application meets the review criteria for a Land Use Plan.

**Previous Council Action:**

On July 11, 2023, the City Council accepted the original petition for the proposed annexation. On April 8, 2024, an information presentation for the Annexation Policy Checkpoint was held with the City Council. On May 28, 2024, City Council approved a resolution finding the Colorado Centre Addition No. 3 Annexation petition to be in substantial compliance with C.R.S. section 31-12-107, setting a public hearing date of July 9, 2024, to consider the annexation, and directing the City Clerk to provide notice of the hearing in accordance with C.R.S. section 31-12-108.

**Financial Implications:**

See the attached Fiscal Impact Analysis. The City Budget Office shows a positive cashflow for the 10-year timeframe.

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

Colorado Springs Utilities Board provided a unanimous recommendation at their April 17, 2024, meeting. This item was heard before the City Planning Commission on May 8, 2024, as part of the New Business, Public Hearing agenda. The Planning Commission voted unanimously to recommend approval.

**Proposed Motions:**

Approve the Colorado Centre Addition No. 3 Land Use Plan based upon the findings that the proposal complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514.

Deny the Colorado Centre Addition No. 3 Land Use Plan based upon the findings that the proposal does not comply with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514.

N/A