



Legislation Text

File #: 14-0654, **Version:** 1

Ordinance No. 14-94 amending the zoning map of the City of Colorado Springs relating to 2.2 acres located at 3025 North Hancock.

(Quasi-Judicial Matter)

From:

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Summary:

This project consists of two applications:

- a. A zone change from PBC (Planned Business Center) to C-5/cr (Intermediate Business with conditions of record).
- b. An “as-built” development plan indicating the new use proposed for the property.

Previous Council Action:

None.

Background:

This project involves a rezoning from PBC (Planned Business Center) a general commercial zone district, to the C-5 (Intermediate Business) zone, which is primarily a commercial zone district that also allows for Light Industrial. The applicant’s use is light manufacturing (which is a sub component of Light Industrial) which involves the assemblage of irrigation components utilized within commercial greenhouses. Light Industry is not an allowed use within the existing PBC zone district. The 2.2-acre property is located within an older commercial center approximately one block north of Fillmore Street.

A more detailed project analysis is provided in the attached Planning Commission Staff Report.

Financial Implications:

None.

Board/Commission Recommendation:

The Planning Commission, at their September 18, 2014 meeting, approved of both items unanimously.

Stakeholder Process:

The public process involved an initial notification provided to 69 property owners within 500 feet of the subject property during the internal review and prior to the Planning Commission meeting.

Additionally, an informal meeting was held with approximately eight (8) concerned neighbors in July. Subsequently, a second notification was sent to 315 property owners within 1,000 of the request for a

neighborhood meeting which was held in August with approximately 21 individuals in attendance. The property was posted for the meeting, the internal review period and prior to the Planning Commission meeting.

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 14-00052 - REZONE TO C-5

Approve of the 3025 N. Hancock rezoning, based upon the finding that the rezoning complies with the three review criteria in City Code Section 7.5.603.B with the following Conditions of Record:

That the following uses are prohibited:

- a. Outdoor kennels.
- b. Construction and/or contractors yards.

An ordinance amending the Zoning Map of the City of Colorado Springs relating to 2.2 acres from PBC (Planned Business Center) to C-5/cr (Intermediate Business with conditions of record) located at 3025 North Hancock