



## Legislation Text

---

**File #:** CPC ZC 22-00055, **Version:** 3

---

Ordinance No. 22-54 amending the zoning map of the City of Colorado Springs relating to 0.38-acre located at 518-520 West Brookside Street from R-1 6000 (Single-Family Residential) to R-2 (Two-Family Residential) to August 9, 2022.

(Quasi-Judicial)

**Presenter:**

Austin Cooper, Planner II, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

**Summary:**

Owner: Ryan Thompson, Gregory Traceski  
Consultant: Joseph Alessi III  
Location: 518-520 West Brookside Street

This project includes concurrent applications for a zone change and a concept plan. The zone change request changes the zoning from R-1 6000 (Single-Family Residential) to R-2 (Two-Family Residential) to bring the existing duplexes into compliance. The concept plan illustrates how the 0.38-acre site is currently developed since there are no proposed changes to the lot.

**Background:**

The site was originally zoned R-1 6000 (Single-family Residential) in 1980 with the re-annexation of Southwest Annexation Area. The duplexes were originally built in 1955 and 1953 respectively. The sites were developed when they were in the county and annexed into the city and given the single-family zoning district. The site is surrounded by R1-6 properties to the north, south and east and R5 zoning on the west.

The proposed land use designation for the property is determined by the concept plan. The concept plan does not illustrate the detailed design for this development, since there are existing duplexes on site, and single and two-family structures are exempt from having to do development plans.

The proposal is complementary to the envisioned comprehensive land use pattern for the surrounding neighborhood based on several themes in PlanCOS.

The Vibrant Neighborhoods chapter of PlanCOS identifies the area surrounding the proposed development as an Established Traditional Neighborhood under PlanCOS. The Plan identifies goals to enhance the existing character of such neighborhoods, while supporting their ongoing investment and improved adaptation. Another primary goal of the Vibrant Neighborhoods chapter of PlanCOS is the provision of "Housing for All" (Goal VN-2). Strategy VN-2.A-3 suggests support for land use decisions and projects that provide a variety of housing types and sizes that serve a range of

demographic sectors and meet the needs of residents through various life stages and income levels.

Additionally, it supports the following goals of the Vibrant Neighborhoods chapter:

“Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs”

Strategy VN-2.A-4, “Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.”

Another way this project supports PlanCOS is by locating additional attainable housing in support of Goal TE-1 and Strategy TE-1.C-3 of the Thriving Economy chapter, which recommends:

“Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.”

The Thriving Economy Chapter of PlanCOS includes a goal to “Embrace Sustainability”, along with Policy TE-4.A which reads: “Prioritize development within the existing City boundaries and built environment (not in the periphery).” The proposed project is an example of allowing continued investment within the existing city boundaries.

For the reasons noted above, Staff finds the proposed development in substantial compliance with PlanCOS. Copies of some Framework maps are shown here and are available on the City website.

This area is not part of any existing Master Plans in the City of Colorado Springs.

The attached City Planning Commission staff report includes additional analysis.

**Previous Council Action:**

This item was postponed at the July 26, 2022, City Council meeting to the August 9, 2022 meeting.

On August 9, 2022, this Ordinance was approved on first reading on the Consent Calendar.

**Financial Implications:**

N/A.

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

At the City Planning Commission meeting held on June 16, 2022, the project applications were considered under the Consent Calendar. Without discussion, Planning Commission voted unanimously 5-0-3 (with Commissioners Reggie Graham, Jim Raughton, and James McMurray absent) to approve the project applications.

**Stakeholder Process:**

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 195 property owners on three occasions: during the internal review, and prior to the Planning

Commission and City Council hearings. The site was also posted during the three occasions noted above. City Planning staff received no comments in favor or opposition to the project during the internal review or during the notice of the Planning Commission and City Council hearings. During the pre-application neighborhood meeting.

Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City SWENT, City Parks, City Economic Development, Council of Neighborhood Organizations (CONO), Police, and E-911. All comments received from the review agencies have been addressed.

**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:**

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 0.38-acre located at 518-520 West Brookside Street from R-1 6000 (Single-Family Residential) to R-2 (Two-Family Residential) based upon the findings that the change of zone request complies with the zone change criteria as set forth in City Code Section 7.5.603.B.

An ordinance amending the zoning map of the City of Colorado Springs relating to 0.38-acre located at 518-520 West Brookside Street from R-1 6000 (Single-Family Residential) to R-2 (Two-Family Residential)