



Legislation Text

File #: ZONE-23-0034, **Version:** 3

Ordinance No. 24-28 amending the zoning map of the City of Colorado Springs relating to 4.783 acres located at 2465 Interquest Parkway from A (Agricultural) to PF (Public Facilities) zone district for the construction of a Colorado Springs fire station
(Quasi-Judicial) (Second Reading and Public Hearing)

Presenter:

Kyle Fenner, Senior Planner, Planning + Neighborhood Services.
Peter Wysocki, Director, Planning + Neighborhood Services

Summary:

Owner: City of Colorado Springs
Developer: Colorado Springs Fire Department
Representative: Kenny Rankin, Project Manager, CSFD Station #24
Location: 2465 Interquest Parkway

The applicant proposes a Zoning Map Amendment to rezone 4.783 acres from A (Agricultural) to PF (Public Facility) to allow for the construction of Colorado Springs Fire Department Station No. 24.

Background:

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

Review Criteria:

The review criteria for Zoning Map Amendment, file number: ZONE-23-0034 as set forth in City Code Section 7.5.704.D (1-10) (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 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 7.2.607D.47.5.702 (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 for a Zoning Map Amendment.

The review criteria for a Land Use Plan Waiver, a part of file number: ZONE-23-0034 as set forth in City Code Section 7.5.514.B.3.a (1-6) (UDC) are noted below.

1. The land area under review is less than ten (10) acres and is planned to be developed in a single phase;
2. The land is contained in and subject to a previously approved Master or Concept Plan;
3. The land is included in a Development Plan application;
4. The land area is part of an established surrounding development pattern;
5. The proposed zoning pattern for the land aligns with adjacent existing zoning or development; and/or
6. Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.

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

Previous Council Action:

September 28, 1982, Briargate Addition No. 5 with Ordinance 82-138

April 11, 2016, Council Approved Briargate Master Plan Amendment No. 5, File No. CPC MP 07-00061-A5MJ16.

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

City Planning Commission voted 6 to 1 to approve the Zoning Map Amendment at the March 13, 2024, meeting. (Voting details: 6-1-1-1. With Commission Chairwoman Andrea Slattery abstaining, Commissioner James McMurray being excused and Commissioner Martin Ricketts voting against.)

Planning Commissioner Martin Ricketts voiced concerns for a lack of dimensional standards for the PF (Public Facilities) zone district where code states those determinations will be made at time of development plan. Commissioner Ricketts made a motion to require that MX-M (Mixed-Use Medium) dimensional standards be applied to this specific PK zone district. The motion died for a lack of a second.

Proposed Motions:

Should the City Council wish to approve the Zoning Map Amendment application, the following motion is suggested:

Adopt Ordinance No. 24-28 amending the zoning map of the City of Colorado Springs relating to 4.783 acres located at 2465 Interquest Parkway from A (Agricultural) to PF (Public Facilities), based upon the finding that the request complies with the criteria set forth in City Code Section 7.5.704.

Should the City Council wish to deny the Zoning Map Amendment application, the following motion is suggested:

Deny Ordinance No. 24-28 amending the zoning map of the City of Colorado Springs relating to 4.783 acres located at 2465 Interquest Parkway from A (Agricultural) to PF (Public Facilities), based upon the finding that the request does not meet the criteria set forth in City Code Section 7.5.704.

An ordinance amending the zoning map of the City of Colorado Springs relating to 4.783 acres located at 2465 Interquest Parkway from A (Agricultural) to PF (Public Facilities).