



Legislation Text

File #: ZONE-23-0021, **Version:** 2

An ordinance establishing a GI/AP-O (General Industrial with Airport Overlay) zone district for 10.54 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services
Kevin Walker, Interim Planning Director, Planning + 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 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 Zoning Establishment as set forth in City Code Section 7.5.704 (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.*
- 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 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 the approved Concept Plans have been classified as implemented and do not have to be amended 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 the proposed application meets the review criteria for a Zone Establishment.

Previous Council Action:

On July 11, 2023, the City Council accepted the original petition for 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:

Adopt an ordinance establishing 10.54 acres as GI/AP-O (General Industrial with Airport Overlay) zone district, based upon the findings that the zone establishment request complies with the criteria for granting a zone establishment as set forth in City Code Section 7.5.704.

Deny an ordinance establishing 10.54 acres as GI/AP-O (General Industrial with Airport Overlay) zone district, based upon the findings that the zone establishment request does not comply with the criteria for granting a zone establishment as set forth in City Code Section 7.5.704.

An ordinance amending the Zoning Map of the City of Colorado Springs relating to 10.54 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection establishing a GI/AP-O (General Industrial with Airport Overlay) zone district.