



## Legislation Text

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**File #:** 16-00149, **Version:** 3

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Ordinance No. 16-28 amending the zoning map of the City of Colorado Springs from R1-6000 (Single-Family Residential) to OR (Office Residential) pertaining to a 15,782 square-foot site located on the northwest corner of the intersection of South 8th Street and Cheyenne Boulevard. Quasi-Judicial

**Presenter:**

Conrad Olmedo, AICP, Planner I  
Peter Wysocki, Planning and Development Director, Planning and Community Development Department

**Summary:**

Applicant: N.E.S. INC.  
Owner: Judy Henley  
Location: Northwest corner of South 8th Street and Cheyenne Boulevard

There are two applications as part of this project:

1. Zone Change
2. Development Plan

The applicant is requesting a zone change for a 15,782 square-foot site from R1-6000 (Single-Family Residential) to OR (Office Residential). In addition, the applicant is proposing a development plan for the property to allow general office and medical office uses.

**Previous Council Action:**

On February 23, 2016, City Council approved ordinance on first reading.

**Background:**

The 802 Cheyenne Boulevard project proposes a zone change from R1-6000 (Single-Family Residential) to OR (Office Residential). Aside from minor parking stall re-striping, there are no other changes proposed. The site has existing landscaping which City Staff has accepted as sufficient with the expectation that it be maintained and kept in a healthy condition.

A zone change to OR (Office Residential) will allow for both general office and medical office uses. While this may appear to be an intensification of the uses on the property, the structure's square footage and the limited availability of parking prevent the property from having a high volume of customers at any one given time. As such, the potential impact of medical uses on the property would most likely be contained to those pertaining to low-volume types of uses, including professional psychological and other mental/physical health services that tend to see one patient at a time.

The development plan illustrates a total of seven (7) provided parking spaces, including two (2) compact spaces and one (1) ADA van accessible space. In order to accommodate potential medical office users on the property, the applicant is requesting an administrative relief to the maximum parking requirement of eight (8) spaces (AR R 15-00786).

This item supports the City's strategic goal relating to promoting job creation by removing barriers to business growth and development. The item addresses this goal by allowing permitted general office and medical office uses to occupy the building and operate without needing to undergo a use variance when there is a change in use.

Please see the attached Planning Commission staff report for additional detailed analysis.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their meeting on January 21, 2016 the Planning Commission voted 8-1 to approve the zone change. Commissioner Donley voted in opposition due to possible increased vehicle traffic and longer business hours associated with medical offices, but would consider approving the zone change if medical offices were excluded as a condition of record.

**Stakeholder Process:**

The public process involved with the review of these applications included posting of the site and sending of postcards on three separate occasions to 72 property owners within a 500 foot buffer from the property. Two (2) comments in opposition and three (3) comments of support were received.

During the pre-application stage of this project, staff forwarded the proposed project to City Engineering and Colorado Springs Utilities and it was determined that no formal review of the project was required as part of the Development Plan review.

**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:**

Approve the zone change from R1-6000 (Single-Family Residential) to OR (Office Residential) for 802 Cheyenne Boulevard, based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.B.

An ordinance amending the zoning map of the City of Colorado Springs pertaining to a 15,782 square-foot site located on the northwest corner of the intersection of South 8th Street and Cheyenne Boulevard.