



## Legislation Text

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**File #:** 16-00062, **Version:** 3

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Ordinance No. 16-8 amending the zoning map of the City of Colorado Springs pertaining to 14.75 acres located southwest of Powers Boulevard and Hancock Expressway from C-6/P/AO (General Business with a Planned Provisional Overlay and the Airport Overlay) to R1-6000/DF/AO (Single-Family Residential with Design Flexibility and the Airport Overlay).  
(Quasi-Judicial)

**Presenter:**

Lonna Thelen, Principal Planner, Planning and Community Development

**Summary:**

Applicant: Aeroplaza Fountain LLC

Owner: Edward R Scott, Representing multiple owners

Location: Southwest corner of Hancock Expressway and Powers Boulevard

There are two applications as part of this project:

1. Zone Change
2. Concept Plan

The applicant is requesting a zone change for half of the 28 acre site, the zoning will change the southern 14.75 acres from C-6/P/AO (General Business with a Planned Provisional Overlay and Airport Overlay) to R1-6000/DF/AO (Single-Family Residential with Design Flexibility Overlay and Airport Overlay) the remaining property will retain the existing C-6/P/AO zone. In addition, the applicant is proposing a concept plan for the property that includes commercial uses (commercial center, restaurant, gas station and retail) for the northern half of the property and a single-family residential use for the southern half of the property.

**Previous Council Action:**

N/A

**Background:**

The applications propose a change from a very large commercial site to add residential use. This action would allow the southern portion of the site to be more compatible with the single-family uses to the east, south, and west. The remainder of the site, the northern half, retains the commercial concept and supports the comprehensive and master planning for the area for a commercial center to serve the surrounding residential uses.

The proposed single-family residential will utilize the design flexibility overlay for the R1-6000 giving the applicant the ability to be flexible with lot sizes while still retaining an average lot size of 6,000 square feet and ensuring at least half of the lots are 6,000 square feet or larger. The design flexibility overlay (DFOZ) was implemented to provide for maximum design flexibility while ensuring the overall character of the development is consistent with the base zone and harmonious with the surrounding

area. The DFOZ may be used to increase design flexibility by providing for greater variations in lot sizes, reducing setbacks, narrower lot widths, and increased lot coverage. The lot layout and internal road network will be reviewed in accordance with City Code when preliminary and final plats are submitted for review.

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

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their meeting on December 17, 2015 the Planning Commission voted 8-0 to approve the zone change and concept plan.

**Stakeholder Process:**

The public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions to 190 property owners within a 500 foot buffer from the property. No comments were received.

**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 C-6/P/AO (General Business with a Planned Provisional Overlay and the Airport Overlay) to R1-6000/DF/AO (Single-Family Residential with Design Flexibility and the Airport Overlay) for Silver Hawk Village, based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.B.

Item No: CPC ZC 15-00120 - ZONE CHANGE

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 14.75 acres located southwest of Powers Boulevard and Hancock Expressway from C-6/P/AO (General Business with a Planned Provisional Overlay and the Airport Overlay) to R1-6000/DF/AO (Single-Family Residential with Design Flexibility and the Airport Overlay).