



Legislation Text

File #: 15-00579, **Version:** 2

Ordinance No. 15-73 amending the zoning map of the City of Colorado Springs pertaining to a 7.2 acre property located at 1301, 1353, and 1355 S. 8th Street from OC and R-5 to PBC.

Quasi-Judicial

From:

Peter Wysocki, Planning and Development Director
Lonna Thelen, Principal Planner, Planning and Development Department

Summary:

Applicant: LDC, Inc.
Owner: Farrio, LLC & Cheyenne Canyon Properties, LLC
Location: 1301, 1353, and 1355 S. 8th Street

This project is an application for a zone change from from OC (Office Complex) and R-5 (Multi-family residential) to PBC (Planned Business Center).

Previous Council Action:

None

Background:

The application under review is for a zone change from OC and R-5 to PBC. The site is located adjacent to 8th street. The OC portion of the site was originally developed as an office complex and the R-5 portion of the site was original developed as a church. The office portion of the site has remained office, but the church has recently turned into a climbing gym, which is under the indoor sports and recreation use category. Indoor sports and recreation is not a permitted use in the R-5 zone district. Indoor sports and recreation and offices are permitted uses in the PBC zone district; therefore, the applicant is requesting a zone change to PBC for the entire site. The PBC zoning is consistent with the zoning along 8th street. The corridor contains OC, PBC, C-5 and C-5 zoning.

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

Financial Implications:

Not applicable

Board/Commission Recommendation:

At their meeting on August 20, 2015 the Planning Commission voted 9-0 to approve the zone change.

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 78 property owners within 500 feet. No public comment was 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:

CPC ZC 15-00045 - ZONE CHANGE

Approve the zone change for Gearonimo PBC, changing the zoning from OC and R-5 to PBC, based upon the finding that the zone change complies with the review criteria in City Code Sections 7.3.202.C and 7.5.603.B.

An ordinance amending the zoning map of the City of Colorado Springs pertaining to a 7.2-acre property located at 1301, 1353, and 1355 S. 8th Street from OC and R-5 to PBC.