



Legislation Text

File #: 14-0357, **Version:** 1

Ordinance No. 14-49 amending the zoning map of the City of Colorado Springs relating to 0.827 acre located at 330 West Uintah Street

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

This project consists of two applications:

1. A rezoning of .827 acre zoned PBC (Planned Business Center) and R-2 (Two family residential) to PBC; and
2. A development plan for an addition to the existing Coal Train Liquor retail building.

Previous Council Action:

None

Background:

The project involves the rezoning of property currently zoned PBC (Planned Business Center) and an additional 8,200 square feet of property zoned R-2 (Two family residential) to be combined into one PBC zone containing 36,007 square feet. The development plan portion of the request is for a 3,554 square-foot addition onto the existing retail building.

Financial Implications:

None

Board/Commission Recommendation:

The Planning Commission, at their June 19, 2014 meeting, approved of the two items unanimously.

Stakeholder Process:

The public process involved the mailing to 23 property owners located within 500 feet of the request and to the North End HOA, three times (due to revisions to the plans) during the internal review stage and an additional mailing completed prior to the Planning Commission meeting. The property was posted during the internal review and again prior to the Planning Commission meeting. Comments were received from the Old North End Neighborhood Association (ONEN), two others within the area and one from an adjoining property owner (the Wrights) to the east.

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 14-00030 - REZONING

Approve the Coal Train Wine and Liquor Rezoning based upon the findings that the rezoning complies with the three review criteria in City Code 7.5.603.B.

Rezoning 0.827 acre from PBC (Planned Business Center) and R-2 (Two family residential) to PBC located at 330 West Uintah Street