



Legislation Text

File #: 15-0042, **Version:** 3

Ordinance No. 15-10 amending the zoning map of the City of Colorado Springs relating to 7.71 acres located in the northeastern corner of the Banning Lewis Ranch, south of Woodman Road and south of Rolling Thunder Way.

(Quasi-Judicial Matter)

From:

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

Summary:

CPC ZC 14-00129 - Quasi-Judicial

This application is a change of zoning from R1-6000 (Single-Family Residential) to PF (Public Facilities). The rezoning request will facilitate the future expansion of the Jackson Fuller Substation, a city-owned electric substation. The current property owner, Golden Hills Power, LLC, will deed the property to Colorado Springs Utilities contingent on the approval of the zone change.

The property is 7.71 acres and is located in the northeastern corner of the Banning Lewis Ranch, south of Woodmen Road and south of Rolling Thunder Way.

Previous Council Action:

None

Background:

The zone change will facilitate the future expansion of the existing Jackson Fuller Electric Substation. The existing substation is 29 acres, was developed in 1997, and is currently owned by Colorado Springs Utilities. This additional property will be deeded to Colorado Springs Utilities contingent on the approval of the rezoning.

There is no plan for development at this time. This substation is utilized by a number of different electric providers. There is currently a large wind project in unincorporated El Paso County driving the need for the larger site. There are several utility providers that will be tying into this substation due to its adjacency to several utility line corridors in the area.

Financial Implications:

Not applicable.

Board/Commission Recommendation:

At their meeting on December 18, 2014 the Planning Commission voted unanimously to approve the zone change.

Stakeholder Process:

No public notice or distribution was deemed necessary. The site was posted and postcards sent for notice of the public hearing. The application was required by, and coordinated with, Colorado Springs Utilities.

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 14-00098 - CHANGE OF ZONE

Approve the change of zoning district from R1-6000 (Single-Family Residential) to PF (Public Facilities), based upon the finding that it complies with the review criteria of City Code Sections 7.5.603.B and 7.3.402.A.

An ordinance amending the Zoning Map of the City of Colorado Springs relating to 7.71 acres from R1-6000 (Single-Family Residential) to PF (Public Facilities).