



## Legislation Text

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**File #:** CPC ZC 16-00053, **Version:** 3

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Ordinance No. 16-64 amending the zoning map of the City of Colorado Springs pertaining to 10.5 acres located 0.2 miles east of the intersection of South Academy Boulevard and Academy Park Loop from PBC/HR/AO (Planned Business Center with High Rise and Airport Overlay) to PF/AO (Public Facility with Airport Overlay).

(Quasi-Judicial)

**Presenter:**

Daniel Sexton, Senior Planner, Planning and Community Development

**Summary:**

Applicant: City of Colorado Springs

Owner: City of Colorado Springs

Location: 0.2 miles east of the intersection of South Academy Boulevard and Academy Park Loop

This project includes a PF zone change and concept statement for the future development of the Sand Creek Police Substation. A development plan and final plat will be required prior to building permit.

**Previous Council Action:**

On June 28, 2016, the City Council unanimously voted to approve the Consent Calendar item for the request change of zone, with nine votes in favor (Council President Bennett, Council President Protem Gaebler, Councilor Knight, Councilor Bagley, Councilor King, Councilor Pico, Councilor Murray, Councilor Strand, and Councilor Collins) and none opposed, and set the second hearing date for July 12, 2016.

**Background:**

The current Sand Creek Police Substation no longer serves the need of the southeast quadrant of Colorado Springs despite multiple remodels. The proposed site was purchased by the City of Colorado Springs in 2015 for the future development of the Sand Creek Police Substation. The rezoning to PF (Public Facility) is the first step in the development process for the site. A development plan and final plat will be required prior to building permit. The PF zone district allows for land which is used or being reserved for a governmental purpose by the City of Colorado Springs, El Paso County, State of Colorado, the Federal government or a public utility. Generally, the existing or proposed use is a unique governmental or utility service or a governmental function. The police substation would fall under the use category of Administrative and Safety Services of the City Zoning Code, which is allowed in the PF zone district. Administrative and Safety Services are defined as governmental offices providing administrative, clerical or public contact services, public safety and emergency services that deal directly with the citizen, together with incidental storage and

maintenance of necessary vehicles. Typical uses include Federal, State, County, and City offices along with police and fire protection services and emergency medical and ambulance services.

Typically, a concept plan is required in conjunction with a zone change application. However, City Code Section 7.5.501.C.1 permits the substitution of a "concept statement" instead for zone changes to PF.

This item supports the City's strategic plan to excel in City Services. The construction of a new police substation will ensure a fiscally sustainable and resilient City that will deliver consistent quality services to the citizens of Colorado Springs.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their meeting on May 19, 2016 the Planning Commission voted 8-0 (1 absent) 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 to 10 property owners on two separate occasions to all property owners within 500 feet. 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:**

CPC ZC 16-00053 - CHANGE OF ZONING TO PF

Adopt an ordinance changing the zoning from PBC/HR/AO (Planned Business Center with High Rise and Airport Overlay) to PF (Public Facility), based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 10.5 acres located 0.2 miles east of the intersection of South Academy Boulevard and Academy Park Loop from PBC/HR/AO (Planned Business Center with High Rise and Airport Overlay) to PF (Public Facility).