



Legislation Text

File #: CPC ZC 16-00004, **Version:** 4

Ordinance No. 16-41 amending the zoning map of the City of Colorado Springs pertaining to 4.29 acres located one mile north of Drennan Road and one mile east of Marksheffel Road from R1-6000 to PF (Public Facility)

Quasi-Judicial

Presenter:

Meggan Herington, Planning Manager LUR/DRE

Peter Wysocki, Director, Planning and Community Development

Summary:

Applicant: Mountain View Electric

Owner: BLH NO. 1, LLC

Location: One mile north of Drennan Road and one mile east of Marksheffel Road

The applicant is requesting a zone change for 4.29 acres from R1-6000 (Single-Family Residential) to PF (Public Facility) in order to formalize the existing use as an electric substation.

Previous Council Action:

On March 22, 2016, City Council approved this ordinance on first reading.

Background:

The zone change will recognize the existing Gessen Substation and allow for future expansion as a public facility site. The substation currently exists in the R1-6000 zone district and is within an easement. The existing substation is approximately one acre in size.

Mountain View Electric is planning for future upgrades to this substation. As such, they would like to purchase a 4.29-acre site from the current property owner and formalize the site as a public facility. While the substation is currently one acre, the rezone and future ownership will encompass 4.29 acres.

There are no plans for development at this time. The PF zone change to accommodate substation does not require a concurrent development plan application. Any future development plan will be reviewed administratively.

This item supports the City's strategic goal relating to investing in infrastructure. The purpose of the site is for the utility infrastructure related to Mountain View Electric. Mountain View does support areas adjacent to the City. The proposed project allows a reinvestment in infrastructure and planning for future demands.

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

Financial Implications:

Not Applicable

Board/Commission Recommendation:

At their meeting on February 18, 2016 the Planning Commission voted 9-0 to approve the zone change.

Stakeholder Process:

No public notice or distribution was deemed necessary as the substation is existing and there are no surrounding property owners.

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 16-00004 - ZONE CHANGE

Adopt an ordinance changing the zoning from R1-6000 to PF 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 pertaining to 4.29 acres located one mile north of Drennan Road and one mile east of Marksheffel Road from R1-6000 (Single-Family Residential) to PF (Public Facility).