



Legislation Text

File #: ZONE-23-0012, **Version:** 3

Ordinance No. 23-61 amending the zoning map of the City of Colorado Springs relating to 1.23 acres located at 4760 Flintridge Drive from MX-N (Mixed Use Neighborhood Scale) to MX-M (Mixed Use Medium Scale) zone district for a convenience store and fuel canopy. (Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning + Neighborhood Services.
Peter Wysocki, Director, Planning + Neighborhood Services

Summary:

Owner: Academy Flintridge, LLC
Developer: QuikTrip Corp.
Representative: Aaron McLean, Galloway US
Location: 4760 Flintridge Drive

This application requests a rezoning of 1.23 acres located at 4760 Flintridge Drive from MX-N (Mixed-Use Neighborhood) to MX-M (Mixed-Use Medium Scale) in order to develop the site as a convenience store with fuel canopy station. The project also consists of the associated development related to the convenience store with fuel canopy station use

Background:

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed application(s).

Review Criteria:

The review criteria for a Zone Change as set forth in City Code Section 7.5.603 (Chapter 7) are noted below.

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.
2. The proposal is consistent with the goals and policies of the Comprehensive Plan.
3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.
4. For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in article 3, "Land Use Zoning Districts", of this chapter.

Staff finds that the proposed application meets the review criteria.

Previous Council Action:

At the November 14, 2023 City Council meeting the City Council approved the hearing date of

November 28, 2023 for the associated zone change.

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

City Planning Commission voted 9-0-0 to approve the Zone Change and Development Plan at the October 11th 2023, meeting.

Proposed Motions:

Motion to approve:

Approve the zone change of 1.23 acres from MX-N (Mixed-Use Neighborhood) to MX-M (Mixed-Use Medium Scale) based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Chapter 7 Section 7.5.603.

Motion to deny:

Deny the zone change of 1.23 acres from MX-N (Mixed-Use Neighborhood) to MX-M (Mixed-Use Medium Scale) based upon the findings that the request does not comply with the criteria for a Zoning Map Amendment as set forth in City Code Chapter 7 Section 7.5.603.

An ordinance amending the zoning map of the City of Colorado Springs relating to 1.23 acres located at 4760 Flintridge Drive from MX-N (Mixed Use Neighborhood Scale) to MX-M (Mixed Use Medium Scale) zone district for a convenience store and fuel canopy.