



Legislation Text

File #: ZONE-24-0002, **Version:** 3

Ordinance No. 24-41 amending the zoning map of the City of Colorado Springs relating to 7.04 acres located southwest of State Highway 94 and North Marksheffel Road from BP / APZ-2 / AP-O (Business Park / Accident Potential Subzone-2 with Airport Overlay) to MX-M / APZ-2 / AP-O (Mixed-Use Medium Scale / Accident Potential Subzone-2 with Airport Overlay) zone district.

(Quasi-Judicial) (2nd Reading and Public Hearing)

Presenter:

Chris Sullivan, Senior Planner, Planning and Neighborhood Services
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

Summary:

Owner: Space Village Industrial, LLC
Developer: The Equity Group
Representative: Matrix Design Group
Location: Southwest of State Highway 94 and North Marksheffel Road

The application includes a Zoning Map Amendment (Rezoning) and Land Use Plan. The applicant is requesting the existing zone be change from BP / APZ-2 / AP-O (Business Park / Accident Potential Subzone-2 with Airport Overlay) to MX-M / APZ-2 / AP-O (Mixed-Use Medium Scale / Accident Potential Subzone-2 with Airport Overlay) zone district; for a 7.04-acre site located southwest of Hwy 94 and Marksheffel Road.

Background:

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed applications.

Review Criteria:

The review criteria for a Zoning Map Amendment (Rezone), file numbers: ZONE-24-0002 as set forth in City Code Section 7.5.704 (UDC) are noted below.

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district.
2. The rezoning will not be detrimental to the public interest, health, safety, convenience or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.
6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).
7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.
8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.
9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).

City Planning Commission and Staff finds the proposed application meets the review criteria for a Zone Map Amendment.

Previous Council Action:

City Council approved the first reading of the Reagan Ranch Industrial Zone Change application on June 11, 2024.

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

City Planning Commission recommended unanimously to City Council the approval of the proposed Zoning Map Amendment and Land Use Plan at the May 8, 2024, meeting.

Proposed Motions:

1. Motion to Approve

Approve the zone change of 7.04 acres from BP / APZ-2 / AP-O (Business Park / Accident Potential Subzone-2 with Airport Overlay) to MX-M / APZ-2 / AP-O (Mixed-Use Medium Scale / Accident Potential Subzone-2 with Airport Overlay) based upon the finding that the request complies with the criteria of a Zoning Map Amendment as set forth in City Code section 7.5.704.

2. Motion to Deny

Deny the zone change of 7.04 acres from BP / APZ-2 / AP-O (Business Park / Accident Potential Subzone-2 with Airport Overlay) to MX-M / APZ-2 / AP-O (Mixed-Use Medium Scale / Accident Potential Subzone-2 with Airport Overlay) based upon the finding that the request does not comply with the criteria of a Zoning Map Amendment as set forth in City Code section 7.5.704.

An ordinance amending the zoning map of the City of Colorado Springs relating to 7.04 acres located southwest of State Highway 94 and North Marksheffel Road from BP / APZ-2 / AP-O (Business Park / Accident Potential Subzone-2 with Airport Overlay) to MX-M / APZ-2 / AP-O (Mixed-Use Medium Scale / Accident Potential Subzone-2 with Airport Overlay).