



Legislation Text

File #: ZONE 23-0018, **Version:** 2

Ordinance No. 23-58 amending the zoning map of the City of Colorado Springs pertaining to 8.197 acres located at 4415 Grinnell Blvd from APD APZ-2 AP-O (Airport Planned Development Accident Potential Subzone 2 with Airport Overlay) to MX-M APZ-2 AP-O (Mixed-Use Medium Accident Potential Subzone 2 with Airport Overlay).
(Quasi-Judicial)

Presenter:

Drew Foxx, Planner II, Planning and Community Development
Peter Wysocki, Planning Director, Planning and Community Development

Summary:

Owner: Colorado Springs Airport
Developer: Urban Frontier
Representative: Enertia Consulting Group
Location: 4415 Grinnell Blvd.

This application requests a rezoning of Lot 2 of Colorado Springs Airport Filing 1D from APD APZ-2 AP-O (Airport Planned Development Accident Potential Subzone 2 with Airport Overlay) to MX-M APZ-2 AP-O (Mixed-Use Medium Accident Potential Subzone 2 with Airport Overlay) to support a proposed fuel canopy station with a convenience store. The rezoning includes establishment of a maximum building height of 50 feet and a minimum lot size of 2.5 acres to accommodate the proposed project.

Background:

Please refer to the Planning Commission staff report attached to this cover memo.

Previous Council Action:

None

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

Planning Commission recommended approval with a vote of 7 to 0 with 2 absent (Commissioner McMurray and Commissioner Raughton) at their September 12, 2023 meeting.

Stakeholder Process:

The application was noticed pursuant to the requirements of the UDC. There were no objections noted.

Review Criteria:

Zoning map amendments are considered by the City Planning Commission and City Council. Planning Commission action is a recommendation to the City Council. Pursuant to Unified Development Code Section 7.5.704, requests for zoning map amendments must meet all of the following review criteria.

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(s).
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 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 approved Concept Plans that have been classified as implemented do not have to be amended in order 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)).

Staff finds that the proposed zone change substantially meets the review criteria.

Alternatives:

Approve the zone change

Approve the zone change with conditions of record

Deny the zone change

Refer the zone change application back to the Planning Commission for additional consideration

Recommended Motion:

Move to adopt Ordinance No. 23-58 establishing 8.197 acres as MX-M APZ-2 AP-O (Mixed-Use Medium Accident Potential Subzone 2 with Airport Overlay) zone district based upon the findings that the request complies with the criteria for establishing a zone district as set forth in City Code Section 7.5.704.

An ordinance amending the zoning map of the City of Colorado Springs relating to 8.197 acres located at 4415 Grinnell Blvd from APD APZ-2 AP-O (Airport Planned Development Accident Potential Subzone 2 with Airport Overlay) to MX-M APZ-2 AP-O (Mixed-Use Medium Accident Potential Subzone 2 with Airport Overlay).