



Legislation Text

File #: ZONE-23-0025, **Version:** 2

Ordinance No. 24-11 amending the zoning map of the City of Colorado Springs pertaining to 7500 square feet located at 903 Swope Avenue from R-1 6 (Single-Family - Medium) to R2 (Two-Family). (Quasi-Judicial) (Second Reading and Public Hearing)

Presenter:

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

Summary:

Owner: Heather Robinson
Representative: Ryan Lloyd, Echo Architecture
Location: 903 Swope Avenue

The applicant is requesting a Zone Change from R-1 6 (Single-Family - Medium) to R-2 (Two-Family) which would allow them to build a duplex or a single-family residence with an ADU (Accessory Dwelling Unit) on the property. Their listed intent is to keep the single-family residence on the property and build an ADU on the west side of the lot.

Background:

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

Review Criteria:

The review criteria for a Zone Map Amendment as set forth in City Code Section 7.5.704.D (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(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 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 application meets the review criteria.

Previous Council Action:

N/A

Financial Implications:

N/A

Planning Commission Recommendation:

City Planning Commission voted 7-0 to approve the Zoning Map Amendment at the January 10th, 2024, meeting. (The application was approved on the consent calendar on a 7-0 vote with Commissioners Foos and McMurray absent)

Proposed Motions:

Should the City Council wish to approve the Zoning Map Amendment application, the following motion is suggested:

Approve the zone change of 7,500 square feet from R-1 6 (Single-Family - Medium) to R-2 (Two-Family) based on the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

Should the City Council wish to deny the Zoning Map Amendment application, the following motion is suggested.

Deny the zone change of 7,500 square feet from R-1 6 (Single-Family - Medium) to R-2 (Two-Family) based on the findings that the request does not comply with the criteria for 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 7500 square feet located at 903 Swope Avenue from R-1 6 (Single-Family - Medium) to R2 (Two-Family).