



## Legislation Details

**File #:** CPC PUZ 22- 00036    **Version:** 3    **Name:** Hancock Commons  
**Type:** Ordinance    **Status:** Mayor's Office  
**File created:** 6/24/2022    **In control:** City Council  
**On agenda:** 9/27/2022    **Final action:** 9/27/2022

**Title:** Ordinance No. 22-60 amending the zoning map of the City of Colorado Springs relating to 20.26 acres located west of South Chelton Road along the north and south side of Hancock Expressway from PUD/PUD/OC/CR/PBC/AO (Planned Unit Development: Townhomes, 30-foot maximum building height with 15 dwelling units per acre; Planned Unit Development: Townhomes, 35-foot maximum building height, 11.668 dwelling units per acre with Navigation Preservation Overlay; Office Complex with Airport Overlay; and Planned Business Center with Airport Overlay) to PUD/AO (Planned Unit Development: Community Commercial, 20,000 square foot maximum, and 45-foot maximum building height; Residential Very High, 25 dwelling units per acre maximum, and 45-foot maximum building height; Residential Medium, 8 dwelling units per acre maximum, and 35-foot maximum building height; with Airport Overlay)

(Quasi-judicial)

Related File: CPC PUP 22-00037

**Presenter:**  
Gabe Sevigny, Planning Supervisor, Planning and Community Development  
Peter Wysocki, Director, Planning and Community Development

**Sponsors:**

**Indexes:** URA

**Code sections:**

**Attachments:** 1. ORD\_ZC\_HancockCommons, 2. Exhibit A - Legal Desc, 3. Exhibit B - Zone Change, 4. App - Hancock Commons\_NES, 5. Staff - Hancock Commons\_RGS, 6. Staff Report\_Hancock Commons, 7. Project Statement, 8. Public Comments, 9. Current Zoning Depiction, 10. Zone Change, 11. Concept Plan, 12. Hancock Commons - Traffic Agreement, 13. Conditions Survey, 14. TIF Draft Financial Model, 15. Hancock Commons URA Plan, 16. URA Comments, 17. El Paso County Draft Impact Report-Hancock Commons 7-15-2022, 18. Vision Map, 19. Areas of Change, 20. Vibrant Neighborhoods Framework, 21. Unique Places Framework, 22. Thriving Economy Framework, 23. Aerial, 24. CPC\_Minutes\_HancockCommons, 25. 7.3.603 Establishment & Development of a PUD Zone, 26. 7.5.603.B Findings - ZC, 27. Signed Ordinance No. 22-60

Date	Ver.	Action By	Action	Result
9/27/2022	2	City Council	finally passed	Pass
9/13/2022	2	City Council	approved on first reading	Pass
8/10/2022	1	City Planning Commission	recommended for approval	Pass