



Legislation Text

File #: LUPL-24-0002, **Version:** 2

Establishing the Reagan Ranch Industrial Land Use Plan for proposed commercial and office use consisting of 7.04 acres located southwest of State Highway 94 and North Marksheffel Road.

(Quasi-Judicial)

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 Land Use Plan illustrates that the 7.04 acres land use will change from Industrial / Office to Commercial / Office.

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 Land Use Plan, file number: LUPL-24-0002 as set forth in City Code Section 7.5.514 (UDC) are noted below:

1. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;
2. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;
3. Compatibility with the land uses and development intensities surrounding the property;
4. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;
5. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;
6. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the

proposed development;

7. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

City Planning Commission and Staff finds the proposed application meets the review criteria for a Land Use Plan.

Previous Council Action:

N/A

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

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

Proposed Motions:

1. Motion to Approve

Approve the Reagan Ranch Industrial Land Use Plan related to 7.04 acres based upon the findings that the request complies with the criteria for a Land Use Plan as set forth in City Code Section 7.5.514.

2. Motion to Deny

Deny the Reagan Ranch Industrial Land Use Plan related to 7.04 acres based upon the findings that the request does not comply with the criteria for a Land Use Plan as set forth in City Code Section 7.5.514.

N/A