



Legislation Text

File #: CPC ZC 15-00122, **Version:** 3

Ordinance No. 16-42 amending the zoning map of the City of Colorado Springs pertaining to 17 acres located east of Manitou Boulevard, north of Monument Street, and south of Uintah Street from PK/PF/R/HS (Parks and Recreation, Public Facilities, Estate Single-Family Residential with Hillside Overlay) to PF/HS (Public Facility with Hillside Overlay). Quasi-Judicial

Presenter:

Lonna Thelen, Principal Planner, Land Use Review
Peter Wysocki, Director, Planning and Community Development

Summary:

Applicant: Colorado Springs Utilities
Owner: Colorado Springs Utilities
Location: North of Manitou Boulevard and west of Monument Street

There are two applications as part of this project:

1. Zone Change
2. Development Plan

The applicant is requesting a zone change for 17 acres from PK/PF/R/HS (Parks and Recreation, Public Facilities, Estate Single-Family Residential with Hillside Overlay) to PF/HS (Public Facility with Hillside Overlay). In addition, the applicant is proposing a development plan for the property to build a new water tank and demolish the existing water tank.

Previous Council Action:

This item was approved on first reading on March 22, 2016.

Background:

The Little Mesa Tank site is a 17-acre property that contains a number of different zone districts. This application serves to consolidate the zoning in the area and proposes zoning that accommodates both the public utility and parks and recreation use that is currently on the site. The PF (Public Facilities) zone district permits both public facilities (the water tank) and parks and recreation uses. The Little Mesa Tank site is a great example of joint use of property between a City department and enterprise: Colorado Springs Utilities and the City's Parks, Recreation and Cultural Services Department.

The existing water tank on this property is in need of replacement. Colorado Springs Utilities is planning to build a new water tank to replace the existing tank and then remove the existing tank in January of 2017. The new water tank will be located southeast of the existing water tank. In addition to being a water tank site, the property is also a part of the Mesa Open Space and provides public recreational trails. The plan contemplates the trails remaining in the area for public recreation while

also accommodating the new water tank.

This item supports the City's strategic goal relating to investing in infrastructure. The purpose of the site is for the utility infrastructure of Colorado Springs. The proposed project allows the City to reinvest in its aging infrastructure and build a new water tank for the future.

Please see the attached Planning Commission staff report for additional detailed analysis.

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting on January 21, 2016 the Planning Commission voted 9-0 to approve the zone change and development plan.

Stakeholder Process:

The public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions to 118 property owners within 500 feet of the property. Comments from two neighbors were received.

The concerns relate to access to the open space, safety of the new water tank, appearance of the new water tank and fencing around the tank. Colorado Springs Utilities has been in contact with the property owners who provided comments in an attempt to address their concerns. Two neighbors spoke in support of the project and no neighbors spoke in opposition to the project at City Planning Commission.

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Landscape, Police and E-911.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

Proposed Motion:

CPC ZC 15-00122 - ZONE CHANGE

Approve the zone change from PK/PF/R/HS (Parks and Recreation, Public Facilities, Estate Single-Family Residential with Hillside Overlay) to PF/HS (Public Facility with Hillside Overlay), based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.B.

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 17 acres located east of Manitou Boulevard, north of Monument Street, and south of Uintah Street.