



## Legislation Text

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**File #:** CPC ZC 18-00115, **Version:** 3

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Ordinance No. 18-128 amending the zoning map of the City of Colorado Springs relating to 0.32-acre located south of Black Squirrel Creek and north of the Federal Drive terminus from PUD (Planned Unit Development) to PF (Public Facilities)

(Quasi-Judicial)

**Presenter:**

Peter Wysocki, Director Planning and Community Development  
Daniel Sexton, Senior Planner, Planning and Community Development

**Summary:**

Applicant/Owner: Ginger I, LLC c/o La Plata Communities, LLC  
Representing Consultant: Classic Consulting Engineers & Surveyors, LLC  
Location: South of Black Squirrel Creek and North of the Federal Drive

The project consists of an application for a zone change of the current zoning for the subject property from PUD (Planned Unit Development) to PF (Public Facilities). This change of zone will facilitate the future development of a waste water lift station.

**Previous Council Action:**

City Council previously took action on this property on April 24, 2018, during review of the initial set of land use entitlements associated with the Farm Filing 5 project.

On December 11, 2018, City Council held a public hearing where this project application was heard as an item on the Consent Calendar. City Council voted 8-0-1 (Council Bennett was absent for this item) in favor of the zone change request.

**Background:**

The subject property was annexed into the City on September 27, 2005, under the Allison Ranch Addition Annexation Plat (Ord. 05-131). The site has remained vacant and undeveloped since annexation.

The project site is located within the Farm Master Planned area. Per the current master plan, the project site is identified for Commercial/Office uses. The proposed waste water facility that will be constructed as a result of this change of zone will facilitate the future development of the area.

The property is currently zoned PUD (Planned Unit Development) and is vacant. The parcel was zoned PUD (Planned Unit Development) in 2007 (Ord. 07-111) in preparation for the future commercial development of the area. The project site encompassed by the proposed PF (Public

Facilities) zone district is intended for a future lift station. The siting and site design for the lift station was established by the Farm Filing 5 PUD development plan, which was approved by City Council in April 2018. The proposed lift station, which will be owned and maintained by Colorado Springs Utilities, is necessary for the surrounding residential and commercial developments. In accordance with City Code Section 7.3.402(A) PF - Public Facilities, the PF zone district is intended for land which is used or being reserved for a governmental purpose. This change of zone is in conformance with the Farm Master Plan and Interquest Marketplace PUD concept plan, and meets the City Code standards for establishment of a PF zone district and a zone change request.

The attached City Planning Commission staff report summarizes the project details.

The project supports the City's Strategic plan by providing a platform for the development of neighborhoods and communities through the scheduled expansion of services. The proposed facility and its siting are programmed into the long-range service needs for the area, and will support the City's and CSU's efforts to encourage the orderly expansion and development of utility services to strategically meet the needs of City as it changes. The project will support the future development of residential and commercial properties and maintain prospects for strengthening the Colorado Springs economy through the growth of the corridor.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At the Planning Commission meeting held on November 15, 2018, the item was approved under the consent calendar. The Planning Commission ultimately voted 9-0 in favor of the items.

Please reference the minutes from the hearing for a detailed record.

**Stakeholder Process:**

The public process included public notice provided to 11 property owners within 1,000 feet of the site on three occasions: during the internal review stage, and prior to the Planning Commission and City Council hearings. The site was also posted on those three occasions. No public comments were received from notified property owners or other members of the public during the noticing periods.

Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Council of Neighbors and Organizations (CONO), School District #20, Police and E-911, and the United States Air Force Academy (USAFA). All comments received from the review agencies have been addressed.

Please see the Planning Commission staff report for more details.

**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:**

Adopt an ordinance changing the zoning of 0.32-acre from (PUD) Planned Unit Development to (PF) Public Facilities, based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

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