



Legislation Text

File #: ZONE-23-0001, **Version:** 2

An Ordinance amending the zoning map of the City of Colorado Springs pertaining to 0.66 acres establishing a R5/AP-O (Multi-Family High with Airport Overlay) zone district located at 4401 Siferd Boulevard.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

Summary:

Owner: Extol Homes, LLC, Brad Griebenow
Representative: Land Development Consultants, Inc, Dave Hostetler
Location: 4401 Siferd Boulevard

The proposed annexation is located within the Park Vista enclave and is comprised of 0.66 acres. The application seeks to bring this property into the City municipal limits. There is an associated zone establishment of R-5/AP-O (Multi-Family High with Airport Overlay) and a Preliminary/Final Plat showing the future use as single-family attached housing. The difference in acreage from the annexation total of 0.66 acres to the Preliminary/Final Plat total of 0.67 acres is due to addressing a platting error of a northern small tract that has already been annexed into the municipal boundaries of Colorado Springs.

The proposed annexation and associated applications were reviewed under City Code Chapter 7.

Background:

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

Review Criteria:

The below criteria from City Code (Chapter 7) outline the applicable codes associated with this overall project and each associated application.

The review criteria for a Zoning Establishment as set forth in City Code Section 7.5.603.B (Chapter 7) are noted below.

- 1. The rezoning will not be detrimental to the public interest, health, safety, convenience or general welfare.*
- 2. The proposal is consistent with the goals and policies of the Comprehensive Plan.*
- 3. Where a master plan exists, the proposal is consistent with such plan or an approved*

amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.

- 4. For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in article 3, "Land Use Zoning Districts", of this chapter. (Ord. 94-107; Ord. 97-111; Ord. 03-157; Ord. 12-76)*

Staff finds the proposed application meets the review criteria for a Zone Establishment.

The proposal is also in compliance with the requirements for a Preliminary/Final Plat as set forth in Chapter 7 Code Sections 7.7.204 (Preliminary Plat) and 7.7.303 (Final Plat).

Previous Council Action:

On September 14, 2021, the City Council accepted the original petition for annexation. On May 28, 2024, the City Council approved a resolution finding the Extol Park Vista Addition No. 2 Annexation petition to be in substantial compliance with C.R.S. section 31-12-107, setting a public hearing date of July 9, 2024, to consider the annexation, and directing the City Clerk to provide notice of the hearing in accordance with C.R.S. section 31-12-108.

Financial Implications:

The annexation falls below the threshold for a Fiscal Impact Analysis. The memo received from the City Budget Office is attached.

City Council Appointed Board/Commission/Committee Recommendation:

Colorado Springs Utilities Board provided a unanimous recommendation at their May 17, 2023 meeting. This item was heard before the City Planning Commission on May 8, 2024 as part of the New Business, Public Hearing agenda. The Planning Commission voted unanimous to approve the applications.

Proposed Motions:

Adopt an ordinance establishing 0.66 acres as a R-5/AP-O (Multi-Family High with Airport Overlay) zone district, based upon the findings that the zone establishment request complies with the criteria for granting a zone establishment as set forth in Chapter 7 Section 7.5.603(B).

Deny an ordinance establishing 0.66 acres as a R-5/AP-O (Multi-Family High with Airport Overlay) zone district, based upon the findings that the zone establishment request does not comply with the criteria for granting a zone establishment as set forth in Chapter 7 Section 7.5.603(B).

An ordinance amending the Zoning Map of the City of Colorado Springs relating to 0.66 acres located at 4401 Siferd Boulevard establishing a R-5/AP-O (Multi-Family High with Airport Overlay) zone district.