



Legislation Text

File #: 15-00708, **Version:** 2

Ordinance No. 15-90 amending the zoning map of the City of Colorado Springs pertaining to 16.406 acres located at 8145 North Union Boulevard.

(Quasi-Judicial Matter)

From:

Peter Wysocki, Planning and Development Director

Summary:

Applicant: NES, Inc.

Owner: Colorado Springs Union, LLC

Location: 8145 North Union Boulevard

This project includes concurrent applications for a zone change and a concept plan for a 16.406-acre site. The applicant is requesting a zone change from PIP-1 (Planned Industrial Park) to OC/CR (Office Complex with Conditions of Record). In addition, the applicant is proposing a concept plan for the property.

Previous Council Action:

Not applicable.

Background:

The property will be rezoned from PIP-1 (Planned Industrial Park) to OC/CR (Office Complex with Conditions of Record). The rezone will accommodate future commercial/office development as permitted in the office commercial (OC) zone district with conditions of record related to specific use restrictions. The following uses are proposed to be prohibited in this OC/CR zone district in order to maintain land use compatibility:

- Automotive Rental
- Specialty Food Sales
- Hotel/Motel
- Pharmacy
- Fast Food Restaurant
- Medical Marijuana Centers
- Neighborhood Retail
- Quick Serve Restaurants
- Sit-down Restaurants

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

Financial Implications:

Not applicable.

Board/Commission Recommendation:

At their meeting on October 15, 2015 the Planning Commission voted 9-0 to approve the zone change and the concept 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 226 property owners within 500 feet. No public comment was received.

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 15-00070 - CHANGE OF ZONE

Approve the zone change from PIP-1 (Planned Industrial Park) to OC/CR (Office Commercial with Conditions of Record), based upon the findings that the zone change complies with the review criteria outlined in City Code Sections 7.5.603.B with the following conditions of record:

Prohibited Uses:

Automotive Rental
Specialty Food Sales
Hotel/Motel
Pharmacy
Fast Food Restaurant
Medical Marijuana Centers
Neighborhood Retail
Quick Serve Restaurants
Sit-down Restaurants

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