



## Legislation Text

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**File #:** 15-00301, **Version:** 2

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Ordinance No. 15-37 amending the Zoning Map of the City of Colorado Springs relating to 10.8 acres, located Southwest of Centennial Boulevard and Fillmore Street.

(Quasi-Judicial Matter)

**From:**

Peter Wysocki, Planning and Development Director, Planning and Development Department

**Summary:**

CPC ZC 15-00001

CPC CP 15-00002

This project includes concurrent applications for a zone change and a concept plan for a 10.8-acre site located southwest of Centennial Boulevard and Fillmore Street. City Code Section 7.5.501.B requires that a concept plan be submitted and concurrently reviewed with a zoning change application. The purpose of the concept plan is to generally illustrate the development of the property, access points and possible uses. A detailed site development plan will be submitted with a future development application(s) that will be reviewed either administratively or by the Planning Commission, depending on whether the use is permitted by right or a conditional use.

The applicant is requesting a zone change from OC/cr/HS (Office Complex with conditions of record and Hillside Overlay) and PUD/HS (Planned Unit Development with Hillside Overlay) to OC (Office Complex). In addition, the applicant is proposing a concept plan for the property.

**Previous Council Action:**

Not Applicable.

**Background:**

The project is a request for a concept plan and a zone change for a 10.8 acre site. The property currently has two zoning districts and the owner would like to rezone to one zone district, remove the hillside overlay, and remove the condition of record. The proposed OC zone district would allow development of general or medical offices as well as other uses. The concept plan that accompanies the zone change shows a preservation area easement on 6.45 acres of the 10.8 acre site, resulting in a 4.35 acre developable area for general or medical office.

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

**Financial Implications:**

Not Applicable.

**Board/Commission Recommendation:**

At their meeting on April 16, 2015 the City Planning Commission voted 9-0 to approve the zone change from OC/cr/HS and PUD/HS to OC, and to approve the concept plan. The City Planning Commission's discussion is summarized in the attached Record of Decision.

**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 18 property owners within 500 feet. No neighborhood comments were received. The site was posted and notices were sent prior to the City Planning Commission public hearing.

**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 15-00001- CHANGE OF ZONE

Approve the zone change from OC/cr/HS (Office Complex with conditions of record and Hillside Overlay) and PUD/HS (Planned Unit Development with Hillside Overlay) to OC (Office Complex) for the Southwest Centennial and Fillmore project, 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 relating 10.8 acres, located Southwest of Centennial Boulevard and Fillmore Street.