



## Legislation Text

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**File #:** CPC ZC 20-00115, **Version:** 3

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Ordinance No. 20-86 amending the zoning map of the City of Colorado Springs pertaining to 10,000 square feet located at 4055 North 30th Street from R/HS (single family residential with Hillside overlay) to PF/HS (Public Facility with Hillside overlay).

(Quasi-Judicial)

Related Files: CPC ZC 20-00114 and CPC ZC 20-00115

**Presenter:**

Kerri Schott, Planner I, Planning and Community Development

**Summary:**

Applicant: Colorado Springs Utilities

Owner: City of Colorado Springs

Location: 3150 N 30<sup>th</sup> Street and 4055 N 30<sup>th</sup> Street

This project includes an application for a zone change to R HS (single-family residential with a Hillside Overlay) to PF HS (Public Facility with a Hillside Overlay) for two existing water tanks owned by Colorado Springs Utilities.

**Background:**

This proposal includes the rezoning of a 16,117 square foot property and a 10,000 square foot property both from R/HS (Single-Family Residential with Hillside Overlay) to PF/HS (Public Facility with Hillside Overlay). The rezoning would allow the existing Cedar Heights water tanks to be within a PF zone district. Per City Code 7.3.402, the PF zone district is provided for land which is used or being reserved for a governmental purpose by the City of Colorado Springs, El Paso County, State of Colorado, Federal government or a public utility. Uses allowed in this zone are limited to governmental functions or utility services provided by the City of Colorado Springs; therefore, these zone change requests fit within this definition of allowed uses. Within the PF zone district, a concept plan is not required but per City Code 7.5.501.C.3, a concept statement can be provided. The applicant provided the concept statement explaining their proposal, which is also the project statement. Since the purchase of the properties in 1980, the City has created and adopted the Public Facility zoning classification; therefore, the zone change is being requested to bring the site into the current, and more appropriate zoning, for a public facility use. A minor amendment was approved for reconstruction of the water tanks to a new tank type for both sites. The amendment to the development plan allowed for tank replacements from current steel tank to an American Water Works Association (AWWA) D-1110 Type III wire-wound concrete tank. Both new concrete tanks will be raised and rebuilt in 2021 to same capacity, location and identical floor elevations.

Both properties are surrounded by a combined 722 acres of religious worship land owned by The Navigators. Tank #1 is located south of Glen Eyrie Circle and Glen Eyrie Castle. Tank #2 is located east of Rampart Range Road and east of Cedar Heights Residential neighborhood (**see attachment “Context Map for Cedar Heights Tanks”**). Both sites for the existing water tanks are surrounded by vacant land, vegetation and some steep slopes that will not directly affect surrounding residents. The properties will continue to maintain the public facility use and are compatible with the surrounding vacant land owned by The Navigators.

PlanCOS is a high level and visionary document foundationally laid out as a theme based approach to alignment of development intentions for the City. The proposed applications appear to be consistent with the envisioned land use patterns for the subject parcels as they relate to several themes in PlanCOS. The Utility Framework Map provides a framework of the utility vision and is intended to be used as one means of furthering the City’s focus on promoting smart technologies and modernizing existing utility systems to ultimately reduce resource consumption. Plan COS strives to support strong connections including utility typology and framework throughout out City. According to Utilities Typology in Chapter 5, the sites continue to provide resilient utility facilities and infrastructure and optimize utility system capacities where possible. The plan looks at current systems in place in the developed areas of Colorado Springs and the site is in conjunction with redevelopment efforts and reuse. Plan COS targets developments to be upgraded to use less energy and promote responsive and efficient resource use and to reduce negative impacts of utilities systems and use at local scale. The sites themselves continue to be used as public facilities for Colorado Springs Utilities and are buffered by The Navigator’s land.

As a supplement to this memo, please see the details of the proposed development, and staff’s analysis of the review criteria in the City Planning Commission Staff Report.

**Previous Council Action:**

N/A

**Financial Implications:**

N/A

**City Council Appointed Board/Commission/Committee Recommendation:**

At their meeting on October 15, 2020, the Planning Commission approved the zone change as part of the consent calendar. The Planning Commission voted 8-0 to recommend approval the land use applications to the City Council (Aye: Wilson, Hente, Graham, Rickett, Almy, McMurray, Raughton, and Eubanks).

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

**Stakeholder Process:**

Upon submittal, public notice was provided to 1 property owner (The Navigators) within a 1000-foot buffer of the site identifying the submittals the City received. The site was also posted with these notifications. Additional posting and public notice will be sent to neighbors prior to public hearing. No letters of opposition were received.

Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs

Utilities, City Engineering, City Stormwater Engineering, City Traffic, City Landscape, City Fire Department and City Surveyor.

**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:**

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Adopt an ordinance amending the zoning map of the City of Colorado Springs pertaining to 10,000 square foot property from R/HS (Single-Family Residential within Hillside overlay) to PF/HS (Public Facility within Hillside overlay), based upon the findings that request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B).

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 10,000 square feet located at 4055 North 30<sup>th</sup> Street from R/HS (single-family residential with Hillside overlay) to PF/HS (public facility with Hillside overlay).