



## Legislation Details (With Text)

**File #:** 15-00169      **Version:** 1      **Name:**  
**Type:** Planning Case      **Status:** Passed  
**File created:** 2/23/2015      **In control:** City Council  
**On agenda:** 3/24/2015      **Final action:** 3/24/2015  
**Title:** A minor amendment to the Skate America development plan.  
(Quasi-Judicial Matter)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Criteria-7.5.502-DP Criteria

Date	Ver.	Action By	Action	Result
3/24/2015	1	City Council	approved	Pass

A minor amendment to the Skate America development plan.  
(Quasi-Judicial Matter)

**From:**

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

**Summary:**

CPC ZC 14-00136 - QUASI-JUDICIAL  
CPC CU 98-00336-A3MN14 - QUASI-JUDICIAL

This project includes concurrent applications for rezoning and a minor development plan amendment for 2.41 acres addressed as 3325 Meadow Ridge Drive, located north of Lexington Drive and west of Bordeaux Drive.

**Previous Council Action:**

Council previously approved the PIP-1 zoning of the property in 1980.

**Background:**

The property will be rezoned from PIP-1 (Planned Industrial Park) to PBC/CR (Planned Business Center with conditions of record).

The existing building is a skating center. There are currently no proposed changes to the use of the property. The rezone, however, will allow the site to accommodate future commercial development at this location with conditions of record related to use restrictions.

The following uses are prohibited:

- Medical Marijuana Facility
- Sexually Oriented Business

- Automotive Service
- Automotive Rental
- Automotive Wash
- Automotive Repair Garage
- Automotive Sales
- Fast Food Restaurant
- Convenience Food Sales

The applicant does not object to the prohibited uses listed above.

The associated minor amendment to the development plan does not propose any site or use changes. The amendment simply updates the site data to reflect the change in zoning and restricts several uses that are typically permitted in the PBC zone district. The current use of “indoor sports and recreation” will be a permitted use once the change to the PBC zone district is complete, whereas it was a conditional use in the PIP-1 zone district.

**Financial Implications:**

Not Applicable.

**Board/Commission Recommendation:**

The City Planning Commission unanimously approved the applications at their February 19, 2015 regular meeting as a consent calendar item.

**Stakeholder Process:**

The public process included posting the site and sending postcards to all property owners within 500 feet. No neighbor comments were received. The site will be posted and postcards sent prior to the Planning Commission hearing.

Staff also sent the plans to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Police and the US Air Force Academy.

**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 CU 98-00336-A3MN14 - SKATE AMERICA

Approve a minor amendment to the Skate America development plan based upon the findings that the development plan meets the review criteria as set forth in City Code Section 7.5.502.E.

Not Applicable.