



## Legislation Details (With Text)

**File #:** 15-00579      **Version:** 2      **Name:**  
**Type:** Ordinance      **Status:** Mayor's Office  
**File created:** 9/8/2015      **In control:** City Council  
**On agenda:** 10/13/2015      **Final action:** 10/13/2015  
**Title:** Ordinance No. 15-73 amending the zoning map of the City of Colorado Springs pertaining to a 7.2 acre property located at 1301, 1353, and 1355 S. 8th Street from OC and R-5 to PBC.  
Quasi-Judicial

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Zoning-8thStreetORD-2015-09-10, 2. Gearonimo - Exhibit A -Legal Description for zone change, 3. Signed Ordinance\_15-73

Date	Ver.	Action By	Action	Result
10/13/2015	2	City Council	finally passed	
9/22/2015	1	City Council	approved on first reading	Pass

Ordinance No. 15-73 amending the zoning map of the City of Colorado Springs pertaining to a 7.2 acre property located at 1301, 1353, and 1355 S. 8th Street from OC and R-5 to PBC.

Quasi-Judicial

**From:**

Peter Wysocki, Planning and Development Director  
Lonna Thelen, Principal Planner, Planning and Development Department

**Summary:**

Applicant: LDC, Inc.  
Owner: Farrio, LLC & Cheyenne Canyon Properties, LLC  
Location: 1301, 1353, and 1355 S. 8th Street

This project is an application for a zone change from from OC (Office Complex) and R-5 (Multi-family residential) to PBC (Planned Business Center).

**Previous Council Action:**

None

**Background:**

The application under review is for a zone change from OC and R-5 to PBC. The site is located adjacent to 8th street. The OC portion of the site was originally developed as an office complex and the R-5 portion of the site was original developed as a church. The office portion of the site has

remained office, but the church has recently turned into a climbing gym, which is under the indoor sports and recreation use category. Indoor sports and recreation is not a permitted use in the R-5 zone district. Indoor sports and recreation and offices are permitted uses in the PBC zone district; therefore, the applicant is requesting a zone change to PBC for the entire site. The PBC zoning is consistent with the zoning along 8th street. The corridor contains OC, PBC, C-5 and C-5 zoning.

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

**Financial Implications:**

Not applicable

**Board/Commission Recommendation:**

At their meeting on August 20, 2015 the Planning Commission voted 9-0 to approve the zone change.

**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 78 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 15-00045 - ZONE CHANGE

Approve the zone change for Gearonimo PBC, changing the zoning from OC and R-5 to PBC, based upon the finding that the zone change complies with the review criteria in City Code Sections 7.3.202.C and 7.5.603.B.

An ordinance amending the zoning map of the City of Colorado Springs pertaining to a 7.2-acre property located at 1301, 1353, and 1355 S. 8th Street from OC and R-5 to PBC.