

Legislation Details (With Text)

File #:	15-00	0708	Version:	2	Name:			
Туре:	Ordir	nance			Status:	Mayor's Office		
File created:	11/9/	2015			In control:	City Council		
On agenda:	12/8/	2015			Final action:	12/8/2015		
Title:	Ordinance No. 15-90 amending the zoning map of the City of Colorado Springs pertaining t acres located at 8145 North Union Boulevard.							
	(Quasi-Judicial Matter)							
Sponsors:								
Indexes:								
Code sections:								
Attachments:	1. Mtn Vistas at Briargate-ORD.pdf, 2. Exhibit A- LEGAL, 3. Signed Ordinance_15-90							
Date	Ver.	Action By	/		Act	ion	Result	
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Date	Ver.	Action By	Action	Result	
12/8/2015	2	City Council	finally passed	Pass	
11/24/2015	1	City Council	approved on first reading	Pass	

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

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 16.406 acres

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located at 8145 North Union Boulevard.