



## Legislation Text

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**File #:** 25-041, **Version:** 4

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Ordinance No. 24-109 to amend the zoning map of the City of Colorado Springs pertaining to 2.1 acres located at 1860 Office Club Point from MX-M/BP/AF-O (Mixed-Use Medium Scale and Business Park with United States Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with United States Air Force Academy Overlay).  
(Quasi-Judicial) (Second Reading and Public Hearing)

Related Files: ZONE-24-0016  
Located in Council District 2

**Presenter:**

Logan Hubble, Planner II, Planning Department  
Kevin Walker, Director, Planning Department

**Summary:**

Owner/Developer: Purgatory Land Holdings, LLC  
Representative: N.E.S. Inc.  
Location: 1860 Office Club Point

A portion of the subject property is currently zoned MX-M (Mixed-Use Medium-Scale), while the remainder is zoned BP (Business Park). The applicant is requesting to rezone the entire property to MX-M/AF-O (Mixed-Use Medium Scale with United States Air Force Academy Overlay). The application includes a land use plan waiver/statement.

**Background:**

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed application(s).

**Review Criteria:**

The review criteria for a zoning map amendment as set forth in City Code Section 7.5.704.D (UDC) are noted below.

- 1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).*
- 2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.*
- 3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).*
- 4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible*

*with surrounding development or can be made compatible with surrounding development through approval conditions.*

*5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.*

*6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in in Subsection 7.5.514C.3 (Land Use Plan Criteria).*

*7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.*

*8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.*

*9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.*

*10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).*

Staff finds that the proposed application meets the review criteria.

**Previous Council Action:**

N/A

**Financial Implications:**

N/A

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

City Planning Commission voted 9-0 to approve the zoning map amendment at the November 13, 2024, meeting.

**Proposed Motions:**

Adopt ordinance No. 24-109 amending the zoning map of the City of Colorado Springs relating to 2.1 acres located at 1860 Office Club Point MX-M/BP/AF-O (Mixed-Use Medium Scale and Business Park with United States Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with United States Air Force Academy Overlay) zone district based upon the findings that the request complies with the criteria for a Zoning Map amendment as set forth in City Code Section 7.5.704.

Ordinance No. 24-109 amending the zoning map of the City of Colorado Springs relating to 2.1 acres located at 1860 Office Club Point from MX-M/BP/AF-O (Mixed-Use Medium Scale and Business Park with United States Air Force Academy Overlay) to the MX-M/AF-O (Mixed-Use Medium Scale with United States Air Force Academy Overlay) zone district.