



Legislation Text

File #: ZONE-24-0014, **Version:** 3

Ordinance No. 25-19 to amend the zoning map of the City of Colorado Springs pertaining to 2.22 acres located at 520 North Twentieth Street from R-2 (Two-Family Residential) to R-Flex-Med/CR (R-Flex Medium Scale with Conditions of Record) zone district.
(Quasi-Judicial) (Second Reading and Public Hearing)

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Summary:

Owner: E6 Development LLC
Representative: M.V.E, Inc and NES
Location: 520 North Twentieth Street

The proposal comprises of a zoning map amendment from R-2 (Two-Family Residential) to R-Flex-Med/CR (R-Flex Medium Scale with Conditions of Record) consisting of 2.22 acres and a development plan consisting of 2.52 acres. The proposed development will consist of a total of 26 units in six (6) 4-plexes and one (1) duplex, with a maximum building height of 33 feet from average finished grade, ancillary site improvements, and adjacent public improvements. This project is known as Uintah Townhomes (or Sun Mountain Townhomes).

Background:

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed applications.

Review Criteria:

The review criteria for a Zoning Map Amendment (Rezoning), file number: ZONE-24-0014 as set forth in City Code Section 7.5.704 (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.*
- 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 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 the approved Concept Plans have been classified as implemented and do not have to be amended 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)).*

Planning Commission and Staff finds the proposed application meets the review criteria for a Zoning Map Amendment (Rezoning).

Previous Council Action:

N/A

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

On January 8, 2025, the Planning Commission voted to approve the applications (7-0-2; Commissioners Hensler and Sipilovic absent) for the zone change request and (6-1-2; Commissioner Casey voted against and Commissioners Hensler and Sipilovic absent). Please reference the

minutes from the hearing for a detailed record. Commissioner Casey had concerns with pedestrian safety through the alley if approved. Planning Commission recommended Conditions of Record be added to the zoning ordinance as well. The Conditions of Record are that five (5) or more attached single-family dwellings or five (5) or more attached multi-family dwellings (apartments) are not permitted.

Proposed Motion:

Adopt Ordinance No. 25-19 amending the zoning map of the City of Colorado Springs pertaining to 2.22 acres located at 520 North Twentieth Street from R-2 (Two-Family Residential) to R-Flex-Med/CR (R-Flex Medium Scale with Conditions of Record) 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.

- Conditions of Record - five (5) or more attached single-family dwellings or five (5) or more attached multi-family dwellings (apartments) are not permitted.

An ordinance amending the zoning map of the City of Colorado Springs relating to 2.22 acres located at 520 North Twentieth Street from R-2 (Two-Family Residential) to R-Flex-Med/CR (R-Flex Medium Scale with Conditions of Record) zone district.