



903 Swope Ave Zone Change

CITY COUNCIL

FORMAL MEETING – 2-27-23



903 Swope Ave



QUICK FACTS

Address:

903 Swope Avenue

Location:

Northeast corner of Swope Avenue and East Cache la Poudre Street

Zoning and Overlays

Current: R-1 B (Single-Family - Medium)

Proposed: R-2 (Two-Family)

Site Area

7500 sqft

Proposed Land Use

Two-Family Residential

APPLICATIONS

ZONE-23-0025

VICINITY MAP



903 Swope Ave



PROJECT SUMMARY

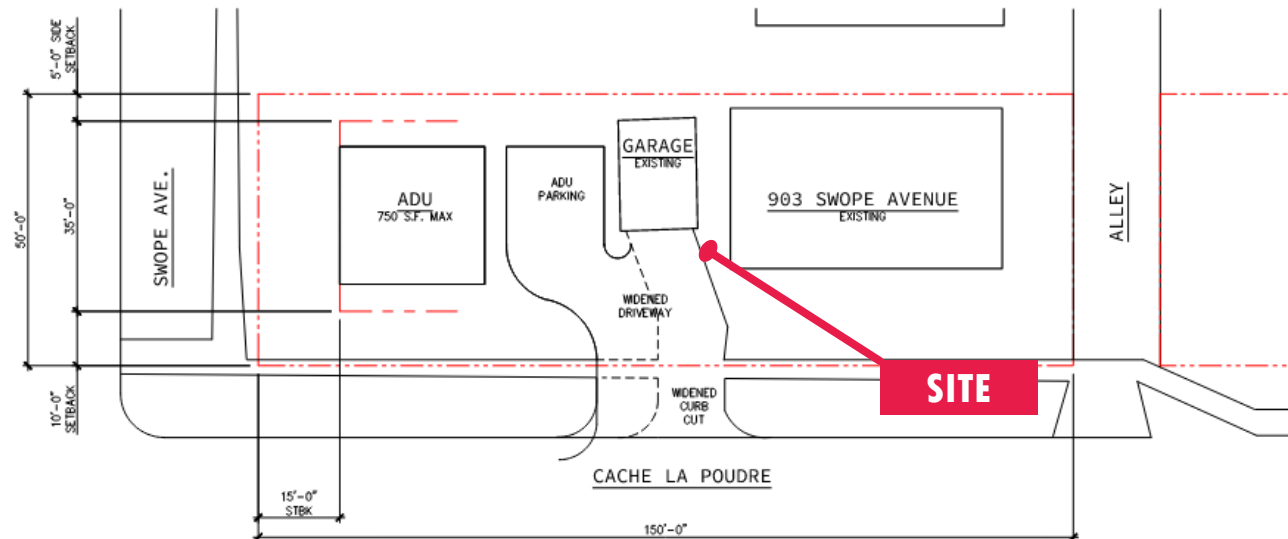
File #(s):

ZONE-23-0025

Project Proposal:

Zone Map Amendment

SITE PLAN



1 SITE PLAN: ADU OPTION
1/16" = 1'-0"



STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences <i>(Posters / Postcards)</i>	Internal Review / Prior to Planning Commission Hearing / Prior to City Council
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	262 Postcards
Number of Comments Received	Two Written Comments Received

PUBLIC ENGAGEMENT

- Two written comments were in opposition
 - Comments centered around changing the feel of the neighborhood, consistency with the Comprehensive Plan and parking.
- Three written statements in support were included with the initial submittal by the applicants

AGENCY REVIEW



Traffic Engineering

No comments received during review.

SWENT

No comments received during review.

Engineering Development Review

The developer is required to repair all curb, gutter, driveways, pedestrian ramps and sidewalk posing a safety hazard, damaged, exhibiting excessive deterioration or does not meet current City Engineering standards along the public right-of-way (ROW) adjacent to the site will need to be removed and replaced prior to the issuance of the Certificate of Occupancy (CO)..

Planning Landscape

No comments received during review.

Parks

An increase in residential density triggers the Parkland Dedication Ordinance, School Ordinance, and Citywide Development Impact (Police & Fire) fees, all fees to be due at time of building permit.

Colorado Springs Utilities

Comments have been addressed. New utility service lines will be addressed with building permit submittal.

APPLICATION REVIEW CRITERIA



7.5.704.D - Zone Map Amendment

Criteria for Approval

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 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.

APPLICATION REVIEW CRITERIA



7.5.704.D – Zone Map Amendment

Criteria for Approval

8. If the application is for creation of an ADS-D district, the approval criteria applicable to the creation of the text of the ADS-D 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-D 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)).

Statement of Compliance

ZONE-23-0025

After evaluation of the zone map amendment the application meets the review criteria .

PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

ZONE-23-0025

Motion to Approve

Approve the zone change of 7,500 square feet from R-1 G (Single-Family – Medium) to R-2 (Two-Family) based on the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

Motion to Deny

Deny the zone change of 7,500 square feet from R-1 G (Single-Family – Medium) to R-2 (Two-Family) based on the findings that the request does not comply with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.



Questions?

