



BLACK & VEATCH

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Ms. Allison Stoker, Senior Planner
Planning Department
City of Colorado Springs
30 S. Nevada Avenue, Suite 701
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Delivered via online portal

RE: **Property Identifier: Schedule Number: 6320400004, Marconi Heights and
Schedule Number: 6320400009, Marconi Heights
Austin Bluffs Pump Station & Tank Site
Zoning Map Amendment (Rezoning) Application
Review Criteria per UDC 7.5.705.D - Project Statement**

Dear Planning Staff:

Enclosed please find a completed request for Zoning Map Amendment ("Rezoning") Application meeting the review criteria per UDC 7.5.705.D. On May 5, 2025, senior planner Austin Cooper met with representatives from Colorado Springs Utilities ("UTILITIES") and Black & Veatch ("BV") to discuss the proposed improvements at the "Austin Bluffs Pump Station and Tank Site". Following the meeting in May, BV has submitted both a Major Modification to Development Plan application (DEPN-25-0165 12/18/2025) and Subdivision Platting application (SUBD-25-0139 12/18/2025) for the subject properties, copies are both in-process applications are enclosed under this cover. In the most recent comments (January 6, 2026) related to the Development Plan application, staff notified BV that a Rezoning application is required as part of the planning and zoning entitlements to ensure the parcels are zoned exclusively as Public Facilities (PF) with a Hillside Overlay (HS).

After much research of the zoning designations for the two parcels, there appears to be differing historical information which may or may not have included a portion of the smaller parcel of this application into a PDZ district. The use of the properties has not changed in over 60 years following the land dedication to the City of Colorado Springs for "utilities" use and prompt commissioning of water storage on the parcels. Commencing in the 1960's the subject property "Austin Bluffs Pump Station & Tank Site" has been utilized by Colorado Springs Utilities, to store and redistribute critical water infrastructure in both above and below ground water storage tanks connected to the overall UTILITIES infrastructure designed and maintained to serve neighbors nearby, and across the UTILITIES network of consumers. To ensure the property is correctly and exclusively zoned Public Facilities "PF" with a Hillside Overlay (HS) designation, we submit the enclosed justifications for how this application (more accurately a "correction application") meet the intent and qualifications for a zoning map update reflecting only Public Facilities "PF" zoning classification within the Hillside Overlay (HS).

To ensure the schedule of replacing the existing 5 million gallon UTILITIES water storage tank which is currently decommissioned, future iterations of the Development Plan will include a phased approach to ensure the water tank replacement schedule will be unaffected by this new requirement to

rezone the properties. The platting application (SUBD-25-0139 12/18/2025) will combine the two parcels (schedule # 6320400004 and 6320400009) into Lot 1, Austin Bluffs Pump Station & Tank Site, legally described as: a tract of land being a portion of the southeast quarter of Section 20, Township 13 South, Range 66 West of the sixth principal meridian, in the City of Colorado Springs, El Paso County, Colorado. As these applications are somewhat simultaneous, the existing schedule numbers have been referenced on this application for clarification.

The current application meets the Review Criteria per UDC 7.5.705.D as indicated 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 zone district.

From a land use perspective, the proposed zone change request from R-E, PDZ, PF, HS to exclusively Public Facilities (PF) with a Hillside Overlay (HS) is appropriate for this existing City Utility site since it is a policy of the City to locate all City and UTILITIES facilities within the PF zone district. The subject properties have been owned by the City and used by UTILITIES as a critical water infrastructure including a tank and reservoir since the 1960's. Improvements to the University Park Tank Trailhead approved February 28, 2002, for improvements at that time include the existing above ground reservoir and underground reservoir with a "future above ground reservoir" on the southwest portion of the property (for reference, the future above ground reservoir is located in the area sometimes identified in the PDZ zone district which requires rezoning to PF to ensure the currently proposed pump station building aligns with zoning district standards and can be installed to meet the growing need for critical infrastructure).

2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.

The rezoning will not be detrimental to public interest, health, safety, convenience, or general welfare. The current use of the parcel (Lot 1, Austin Bluffs Pump Station & Tank Site) is for critical human infrastructure, specifically an existing above ground reservoir ("water tank") and underground reservoir, serving the citizens of the City of Colorado Springs. The current rezoning is to formalize the use already in effect on site: Public Facility "PF" and Hillside Overlay (HS).

3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district.

The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district. The current application is set forth to update the overall zoning designation on the platted parcel to consistently reflect the current public facilities use and to ensure Public Facilities (PF) and the Hilltop overlay (HS) are the only zoning districts of record for the parcel. The property has been granted public infrastructure use throughout historic City land use decisions.

- 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.**

The rezoning application is for a relatively small area of land, 5.24 acres. As indicated previously, the property is already partially dedicated with the Public Facilities (PF) zoning designation and the current application is to clear up and ensure only PF and HS are identified as the zoning districts for the subject parcel. The use of the property is for critical water infrastructure (above and below ground water storage with the addition of a pump station) which use will continue following the formalization of this rezoning.

- 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.**

The change in zoning will not create any dislocation of tenants or occupants of the property. The subject property is owned by the City of Colorado Springs and used by Colorado Springs Utilities (UTILITIES) as a water storage facility. The change of zoning will ensure that only Public Facilities (PF) and the Hilltop overlay (HS) are listed as zoning classifications for the parcel moving forward. There will be no change to the use of the property following rezoning, only the continued and expanded critical water operations.

- 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 7.5.514C3. (Land Use Plan Criteria)**

Please see attached Land Use Plan waiver per section 7.5.514.B.3

- 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 have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.**

As indicated in the preamble to these approval criteria, a major modification to development plan has been submitted to the City of Colorado Springs (DEPN-25-0165 12/18/2025) and is currently in the process of review and approval with the City. The existing improvements on site and proposed development plan modifications are directly related to water storage and exclusively Public Facility (PF) uses and consistent with approved Concept Plans within this Hillside Overlay (HS).

- 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.

Does not apply, the current rezoning is to dedicate the subject property as Public Facilities (PF) with a Hillside Overlay (HS).

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 application under this UDC or other City or governmental regulations.

Does not apply, the current rezoning is to dedicate the subject property as Public Facilities (PF) with a Hillside overlay (HS).

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)).

The Austin Bluffs Pump Station & Tank Site meets all standards for the Public Facilities (PF) zone district as well as meeting the Hillside Overlay (HS) design criteria as evidenced in the current major modification development plan application (DEPN-25-0165 12/18/2025).

Thank you for your prompt review of this rezoning application. As indicated throughout this application, the need to submit a rezoning application has come quite late in the development plan review process and to maintain critical project schedules, it is our sincere desire to streamline the review process as much as possible. With the assistance of the City, we are requesting staff review be expedited and if public hearings are required to secure approval, we would also request being placed on the consent agenda.

If there are any questions regarding this application, please do not hesitate to contact me at the address, email and phone number on this letterhead.

Sincerely,

Black & Veatch Corporation, as applicant for Colorado Springs Utilities

Laura Gatling
Senior Manager, Land Services

Enclosures:

- Mineral Estate Owner Notification Certification
- Affidavit of Posting

- Revised Exhibit A and Exhibit B
- Stormwater Variance Request Letter
- Current Version of the Plat submittal
- Site Development Plan drawings
- Geohazard letter
- Geotechnical Report