

4880 AIRPORT ROAD ZONE CHANGE

LAND USE STATEMENT

NOVEMBER 2024

REQUEST

N.E.S. Inc., on behalf of AMC Properties LLC, requests approval of a Zone Change and Land Use Statement in lieu of a Land Use Plan from R-1 6 AP-O (Single-family Medium, Airport Overlay) to R-5 AP-O (Multi-Family High, Airport Overlay).

LOCATION AND ZONING

The proposed rezone site is comprised of 2.02 acres, is located northwest of Airport Road and Karr Road, and is currently undeveloped. The site is currently zoned R-1 6 AP-O and surrounding zone districts include R-1 6 to the north, west, and south and R-5 to the east. All the parcels neighboring the site are developed as single-family but there is multi-family residential in the nearby surrounding area. The future land use is proposed to be multi-family residential with apartments as the intended building type. The proposed density is 25 du/acre. The needs of other review agencies will be met through more detailed site planning and through the Development Plan review process. Stormwater will comply with the DCM criteria including green infrastructure and the four step process as is required based on proposed disturbance. Access to the site is proposed off Karr Road.

An Avigation Easement will be dedicated with the future plat of the site as required.



PROJECT DESCRIPTION

The proposed project is a rezone of 2.02 acres from R-1 6 AP-O to R-5 AP-O. This application was originally submitted in September 2024 and completed 5 rounds of review by city staff. The application was heard by the City Planning Commission on November 12, 2025, at which time a quorum of five members voted 3–2 to recommend denial of the application to City Council.

Considerations related to the compatibility of the R-5 zone with surrounding development, potential traffic impacts, and uncertainty regarding the final design contributed to the Planning Commission’s split vote recommending denial. Based on the concerns raised by the Planning Commission, additional detail is provided to illustrate the maximum build-out of this parcel. A conceptual site plan is included at the end of the project narrative.

The UDC contains conflicting provisions regarding final decision-making authority when the Planning Commission votes to deny a rezone application. Based on the conflicting provisions and the additional detail provided, the rezone application was withdrawn from the City Council Agenda in January 2026, and will be reconsidered by City Planning Commission in February 2026.

CONFORMANCE WITH LAND USE STATEMENT REVIEW CRITERIA (CODE SECTION 7.5.514.A-3.a)

The Manager may waive the requirement for approval of a Land Use Plan if the Manager determines that requiring approval of a Land Use Plan would not serve the purposes of this Section or the UDC because:

- 1. The land area under review is less than ten (10) acres and is planned to be developed in a single phase;**

The proposed rezone site is 2.02 acres and will be developed in a single phase.

- 2. The land is contained in and subject to a previously approved Master or Concept Plan;**

This site is not within the boundaries of an approved Master Plan or Concept Plan however, this is an established suburban neighborhood according to the Vibrant Neighborhoods Framework in PlanCOS. The surrounding area is largely built out or already entitled for future development. The surrounding area is comprised of single-family and multi-family uses with commercial and industrial uses planned further east toward the Powers Blvd and Airport Road intersection. The proposed rezone to R-5 is consistent with the development pattern in the area and existing infrastructure can support increased density at this site.

- 3. The land is included in a Development Plan application;**

The land is not included in a Development Plan application however any future development of the site will submit the appropriate entitling documents.

- 4. The land area is part of an established surrounding development pattern;**

The lot proposed to be rezoned is part of an established development pattern. The surrounding area is developed primarily as residential with varying densities. Within half a mile of the rezone

site there are apartments, townhomes, condos, a mobile home park, two-family residential, and various single-family subdivisions. The R-5 zone district permits all these residential uses with a density cap of 25 du/acre which will help limit the impact of future development.

5. The proposed zoning pattern for the land aligns with adjacent existing zoning or development; and/or

Directly east of the project site is R-5 zoning which comprises 17.8 acres and is developed with single-family and multi-family residential uses. There is a variety of residential uses and densities in the surrounding area that align with the development potential in the R-5 zone district.

6. Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.

The site fronts Airport Road, classified as a major arterial, and Karr Road which is classified as a residential street. Based on the maximum density allowed in the R-5 zone district, only one access point to any future development of this site would be required. Connection to all major utilities is also proximal to the site. No changes to existing infrastructure are proposed.

4880 AIRPORT ROAD
CITY OF COLORADO SPRINGS
SITE PLAN



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PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

4880
AIRPORT
ROAD

PROJECT INFO
DATE: 12.04.25
PROJECT MGR: A ODOM
PREPARED BY: Y LIU

STAMP

SITE PLAN

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

LAYOUT

SHEET TITLE

SHEET NUMBER

PLAN FILE #