



**ZONE-24-0009 Jovenchi Zone Change**  
**LUPL-24-0007 Kettle Creek Center**

CITY COUNCIL

November 26, 2024



# JOVENCHI ZONE CHANGE & LAND USE PLAN



## QUICK FACTS

### Address:

154 North Powers Boulevard  
0 Highway 83  
COLORADO SPRINGS, CO 80908

### Location:

All four corners of the Interquest Parkway and North Powers intersection.

### Zoning and Overlays

Current: A (Agriculture)  
Proposed: MX-M (Mixed-Use, Medium Scale)

### Site Area

40.2 Acres

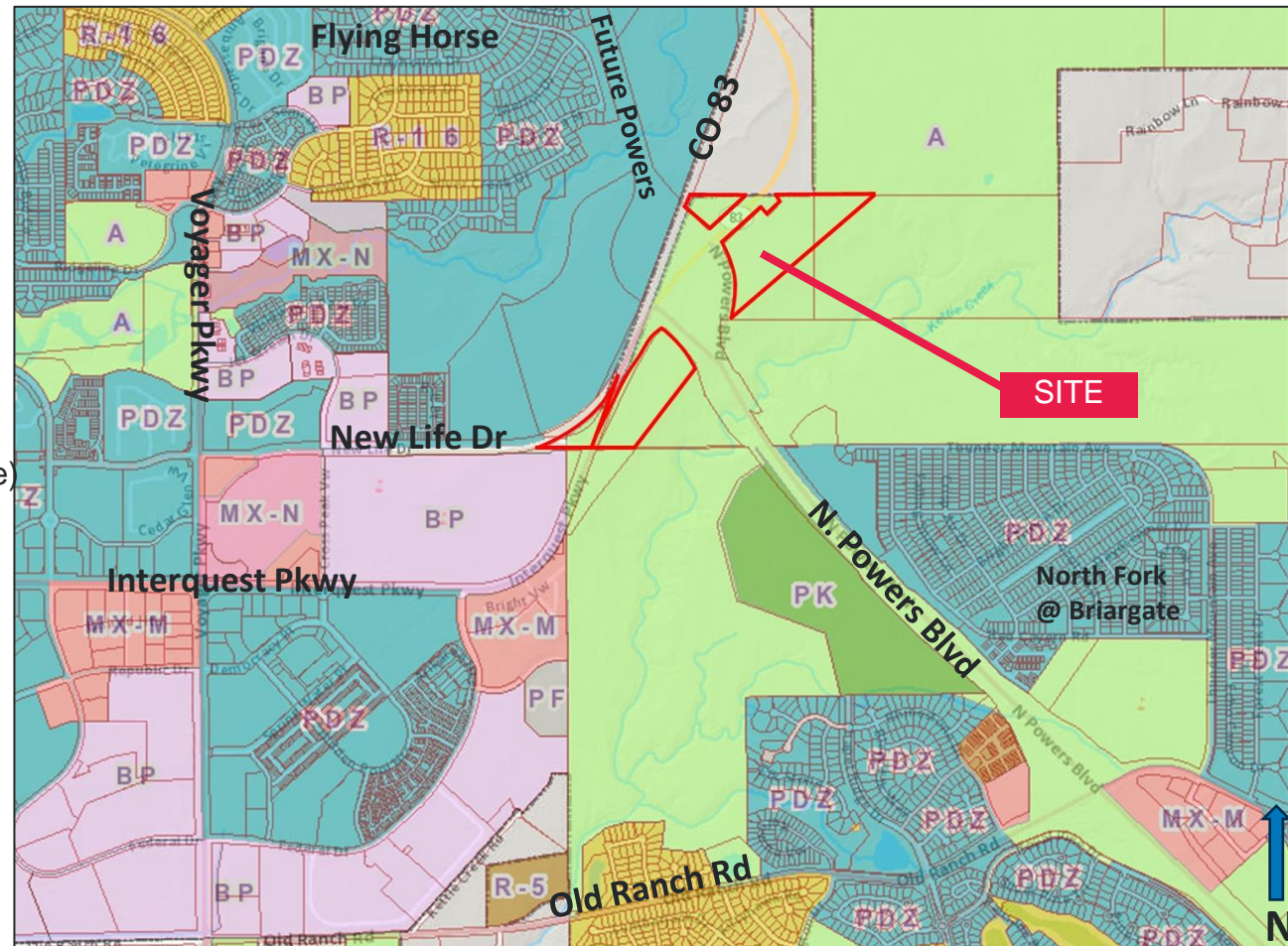
### Proposed Land Use

Commercial

## APPLICATIONS

Zone Change  
Land Use Plan

## VICINITY MAP



# JOVENCHI ZONE CHANGE & LAND USE PLAN



## PROJECT SUMMARY

File #(s):

ZONE-24-0009

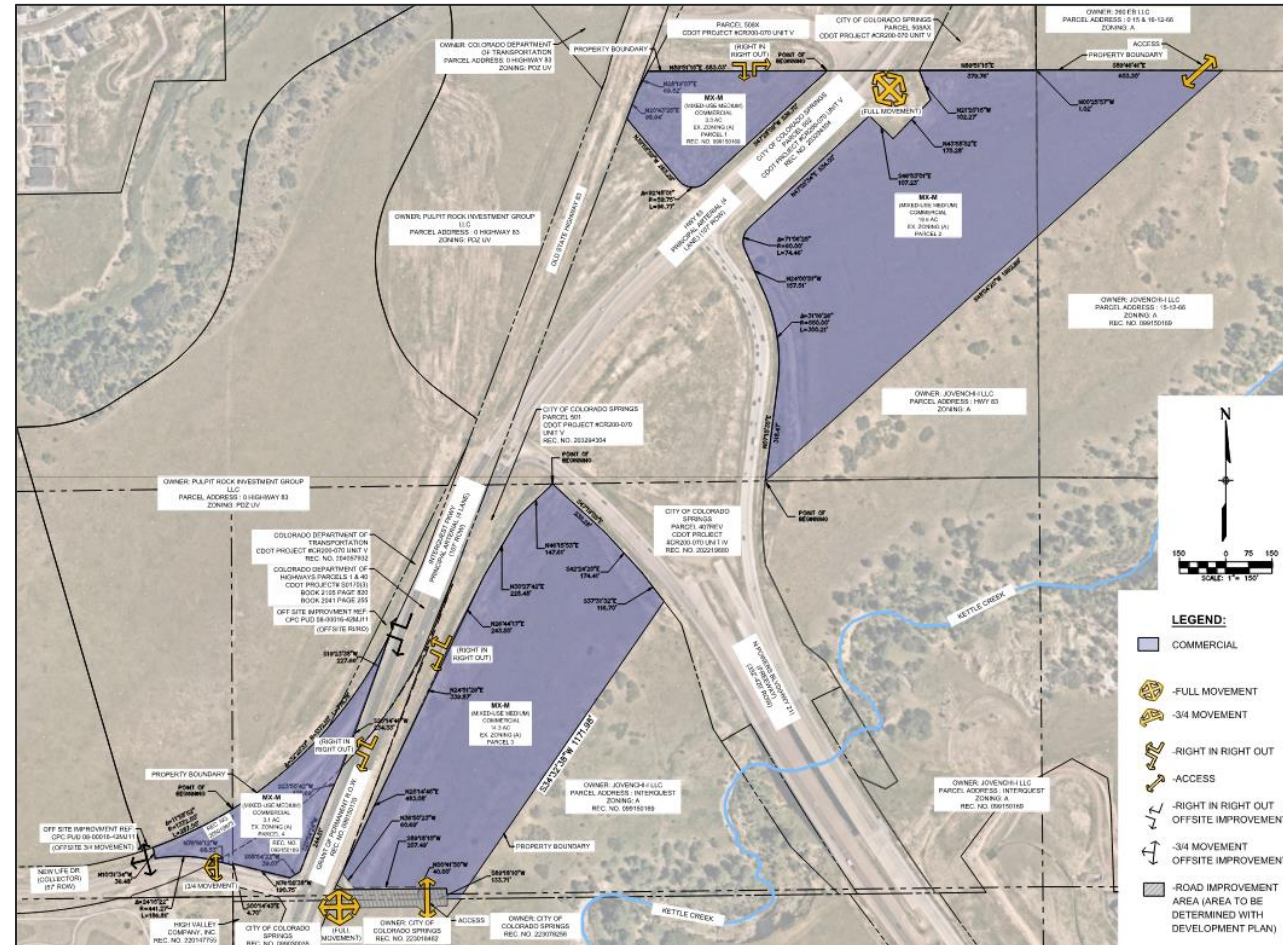
Project Proposal:

Zone Change From A (Agricultural) To MX-M (Mixed-Use, Medium Scale)

LUPL-24-0007

Land Use Plan to establish commercial uses.

## SITE PLAN



# BACKGROUND & SURROUNDING LAND USES

## Prior Land-Use History and Applicable Actions

| <i>Action</i>                   | <i>Name</i>                              | <i>Date</i> |
|---------------------------------|--|-------------|
| <b>Annexation</b>               | Briargate Addition #5 (Ordinance 82-138) | 9/28/1982   |
|                                 | Jovenchi Addition #1 (Ordinance 82-140)  | 1/26/2021   |
| <b>Subdivision</b>              | None                                     | N/A         |
| <b>Master Plan</b>              | Briargate                                | 2007        |
| <b>Prior Enforcement Action</b> | None                                     | N/A         |

## Adjacent Property Existing Conditions

|              | <i>Zoning</i> | <i>Existing Use</i>     | <i>Special Conditions</i>        |
|--------------|---------------|-------------------------|----------------------------------|
| <b>North</b> | ROW           | CDOT Facility           | Not within City limits           |
| <b>West</b>  | PDZ           | Vacant                  | Planned as Downtown Flying Horse |
| <b>South</b> | Agricultural  | Kettle Creek Open Space | It's Open Space                  |
| <b>East</b>  | Agricultural  | Vacant                  | None                             |

# STAKEHOLDER INVOLVEMENT

## PUBLIC NOTICE

|   |   |
|---|---|
| Public Notice Occurrences<br><i>(Posters / Postcards)</i> | 3 Occurrences: 1 for Internal Review / 1 Prior to Planning Commission Hearing/1 Prior to City Council |
| Postcard Mailing Radius                                   | 1,000 feet  |
| Number of Postcards Mailed                                | 402 Postcards   |
| Number of Comments Received                               | 8 Comments Received   |

## PUBLIC ENGAGEMENT

- No additional public engagement
- Each citizen comment/inquiry was responded to directly by staff.
- After getting more information and learning that this was not the Kettle Creek residential project, 5 of the 8 citizens were not opposed to the application.
- The two opposing comments were received from residents of the North Fork neighborhood area regarding their neighborhood’s inability to access CO Highway 83. This application’s location is on the north side of Kettle Creek whereas the North Fork Neighborhood sits to the south of Kettle Creek which requires a bridge to access CO Highway 83.
- One expressed a wish to preserve agricultural lands. In the City the A-Agricultural zone district is a holding zone following annexation and isn’t intended to represent “agricultural uses” although many are used for grazing until developed.

# TIMELINE OF REVIEW

|   |                                    |
|---|------------------------------------|
| Initial Submittal Date                          | April 18, 2024                     |
| Number of Review Cycles                         | 2                                  |
| Item(s) Ready for Planning<br>Commission Agenda | Agenda Setting – September 4, 2024 |

# AGENCY REVIEW

## **Traffic Engineering**

Traffic Engineering agrees with the Traffic Impact Study (TIS) findings and recommendations provided.

## **SWENT**

No comments received during review with regard to the Land Use Plan and the Zone Change. Had some preemptive comments toward a future development plan that will be addressed with that future application.

## **Engineering Development Review**

No comments received during review.

## **Colorado Springs Utilities**

Comments received and addressed during review

## **Fire**

No comments received during review.

## **CDOT**

No application-specific comments received during review with regard to the Land Use Plan and the Zone Change. Had some preemptive comments toward a future development plan that will be addressed with that future application.

## **Parks**

Comments received and addressed during review

## **Surveyor**

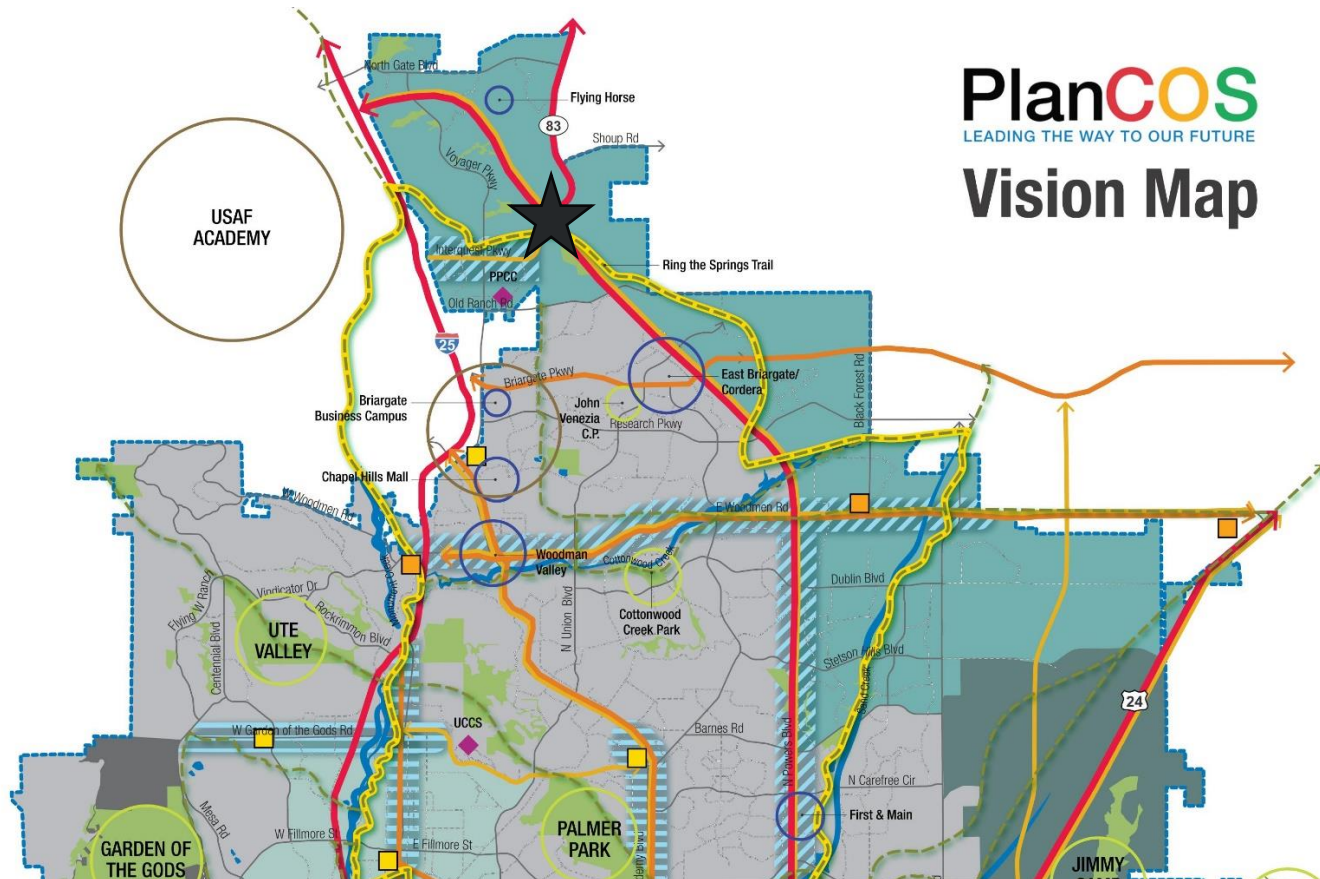
Comments received and addressed during review

## **Enumerations**

Comments received and addressed during review

# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE



## PlanCOS LEADING THE WAY TO OUR FUTURE Vision Map

## PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

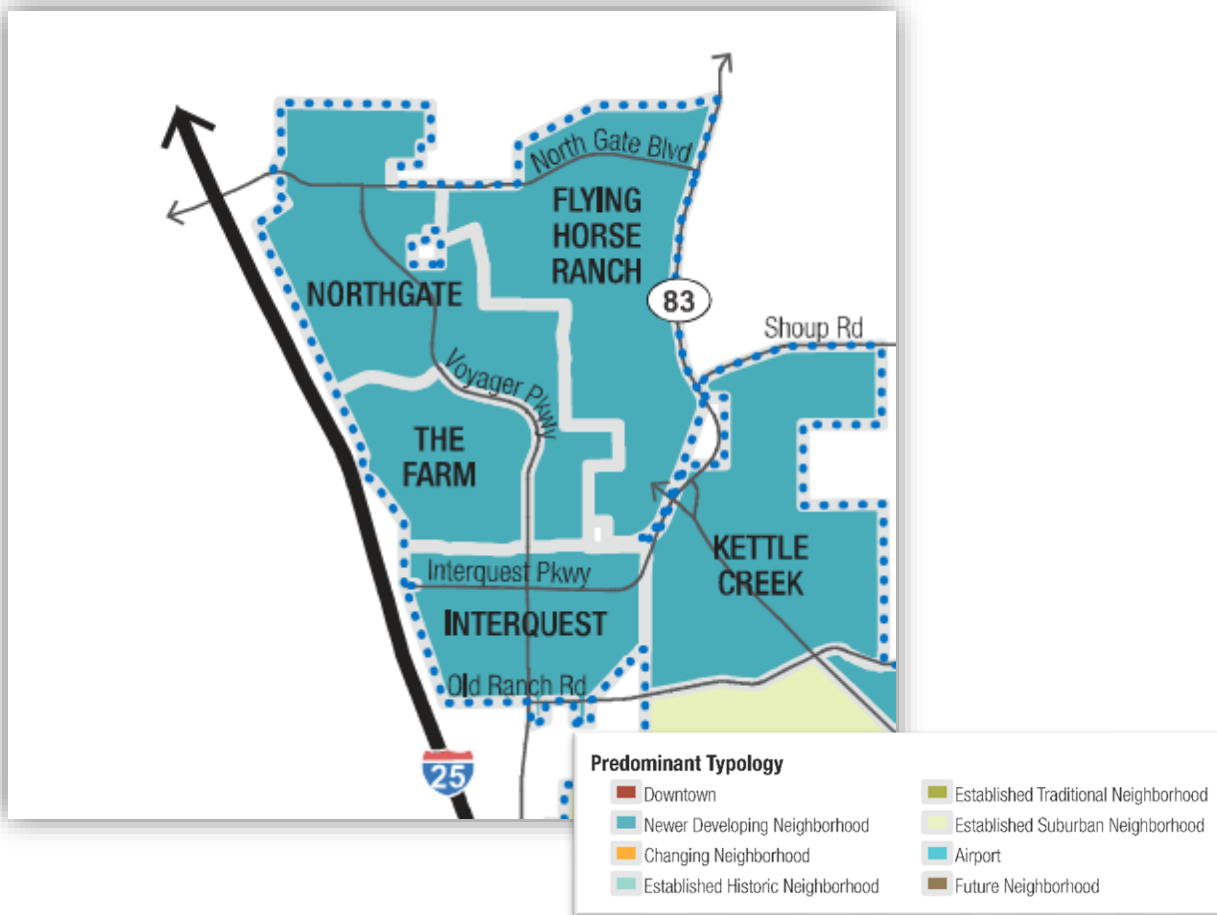
★ SITE LOCATION

- Majestic Landscapes**
    - Parks & Open Space
    - Complete Creeks
    - Primary Trail Network
    - Legacy Loop & Ring the Springs
  - Thriving Economy**
  - Renowned Culture**
  - Activity Centers**
    - Mature/Redeveloping
    - New/Developing
    - Reinvestment Area & Community Hub
  - Strong Connections**
    - Intercity Corridors
    - City Priority Corridors
    - Smart Corridor
    - Bike Network
    - Park-N-Ride
    - Transit Hub
  - Vibrant Neighborhoods**
    - Downtown
    - Established Historic Neighborhood
    - Established Traditional Neighborhood
    - Established Suburban Neighborhood
    - Changing Neighborhood
    - Newer Developing Neighborhood
    - Future Neighborhood
    - Airport
- Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.



# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE



## PlanCOS Compliance

### Vibrant Neighborhoods

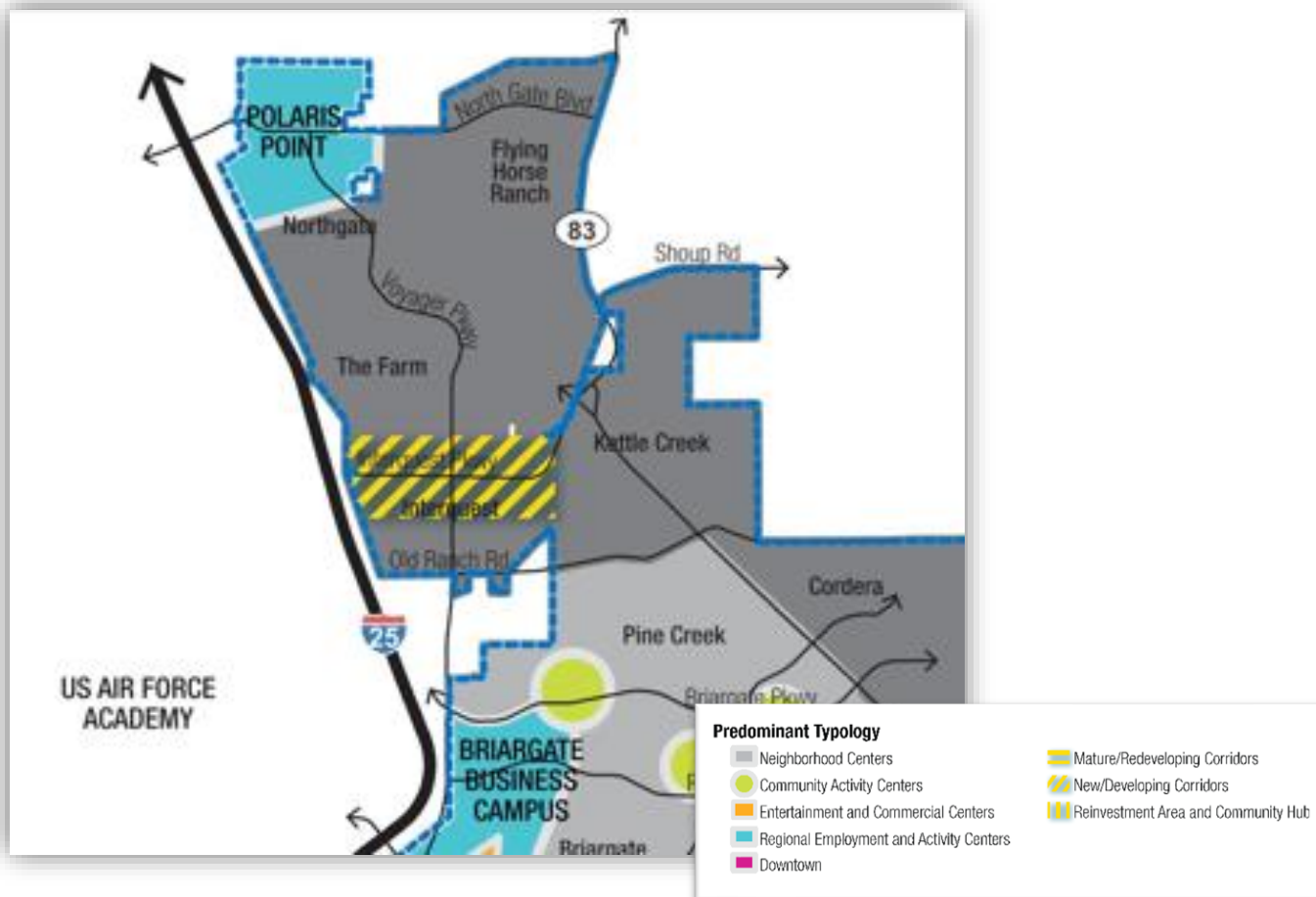
This application is best defined in PlanCOS as Typology 3: Emerging Neighborhoods. The goal of this neighborhood typology is to ensure the further application of amenities and best practices within these neighborhoods to enhance their livability and adaptability as they mature. This and the following maps depict only a selection of major or representative activity centers for highlighting or focus

*Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.*

*Strategy VN-3.C-1: Assign land use designations and implement zoning to support and facilitate neighborhood activity centers within walking or biking distance of residential areas.*

# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE



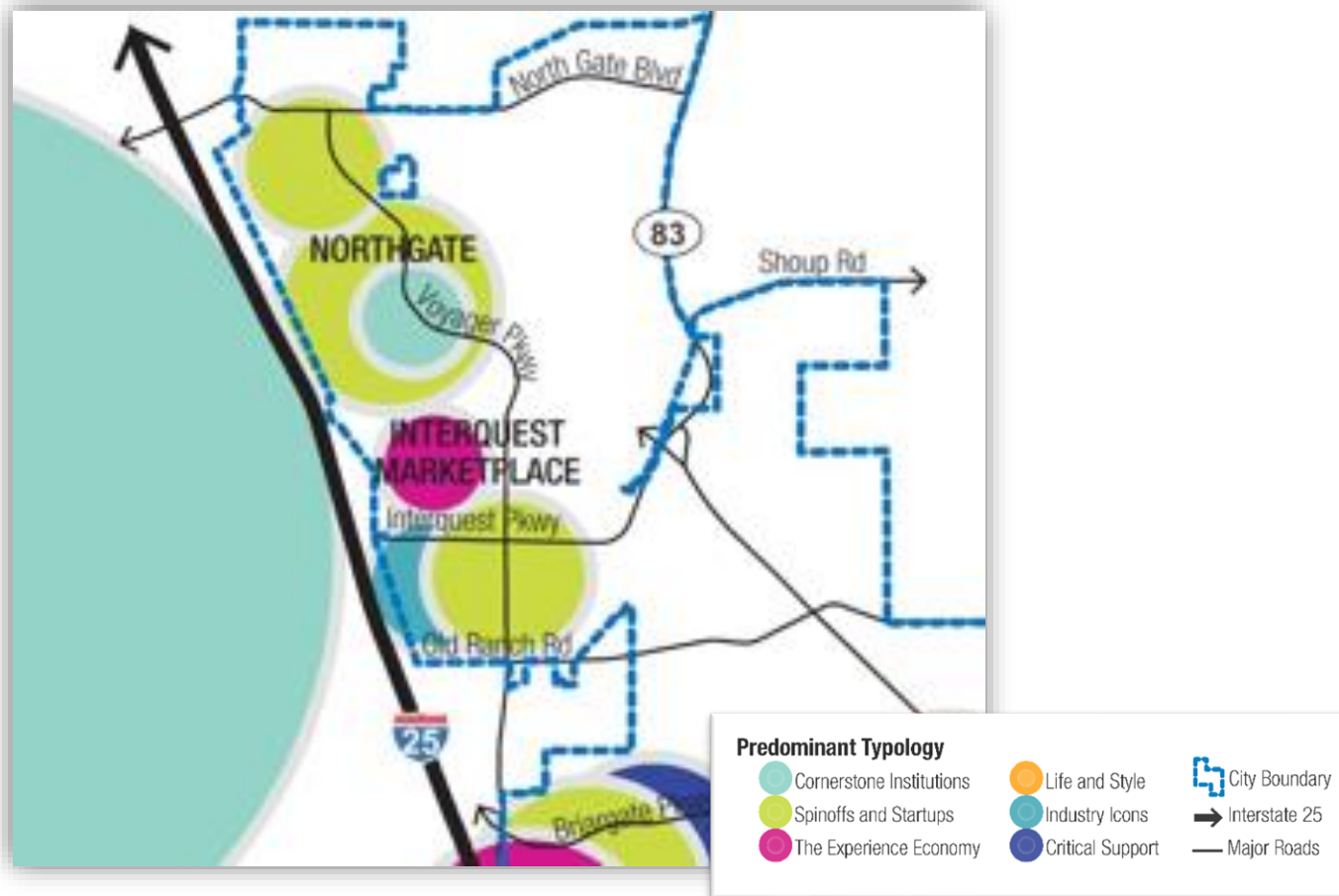
## PlanCOS Compliance

### Unique Places

The Unique Places Framework Map provides a graphic framework for our vision of Unique Places. This map also depicts only a selection of major or representative activity centers for highlighting or focus. It is intended to be used as one means of furthering the City’s focus on designing places to be compatible with, accessible from, and serve as a benefit to the surrounding neighborhoods or business areas. This map is expected to be a living and evolving graphic. It is not intended to strictly define place boundaries.

# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE



## PlanCOS Compliance

### Thriving Economy

This application is best defined in PlanCOS as being in Typology 4: Life and Style

One of the Key Strategies for the Thriving Economy in PlanCOS is to create amenities to attract new businesses and residents. While not a huge development, this application further adds to the thriving economy within the New Developing corridor that runs between this development and Interstate 25 along the Interquest Parkway corridor. Inside this corridor are a variety of housing types, personal service business, dining opportunities and entertainment.

# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE



## PlanCOS Compliance

### Strong Connections

This project sits at the intersection of two streets that fall with the Urban Core Typology. The goal of this transportation typology is to recognize the existing character of the streets, while incorporating redevelopment, and the addition of new facilities to encourage multimodal use and optimized capacity. New uses and redevelopment along these streets should incorporate elements including landscaped medians, tree lawns, and bike and bus facilities. The project is also located on a Smart Corridor along the existing and planned Powers Boulevard corridor.

# APPLICATION REVIEW CRITERIA

## 7.5.704 Zoning Map Amendment (Rezoning)

### 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).*

# APPLICATION REVIEW CRITERIA

## 7.5.704 Zoning Map Amendment (Rezoning)

### Criteria for Approval

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)).*

### Statement of Compliance

#### **ZONE-23-0009**

After evaluation of the request for a zoning map amendment (rezone), the application meets the review criteria.

# APPLICATION REVIEW CRITERIA

## 7.5.514 Land Use Plan

### Land Use Plan Criteria

- a. *Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;*
- b. *Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;*
- c. *Compatibility with the land uses and development intensities surrounding the property;*
- d. *Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;*
- e. *Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;*
- f. *Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;*
- g. *Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development*

### Statement of Compliance

#### **LUPL-24-0007**

After evaluation of the request for a land use plan, the application meets the criteria set forth in UDC Section 7.5.514.

# CITY COUNCIL MOTIONS

## Optional Motions

### ZONE-24-0009 – Jovenchi Parcels 1-4 Rezone

Should the City Council wish to approve the Zoning Map Amendment application, the following motion is suggested:

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 40.20 acres located at the intersection of New Life Drive and Interquest Parkway from A (Agricultural) to MX-M (Mixed-Use, Medium-Scale) 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.

Should the City Council wish to deny the Zoning Map Amendment application, the following motion is suggested:

Deny an ordinance amending the zoning map of the City of Colorado Springs relating to 40.20 acres located at the intersection of New Life Drive and Interquest Parkway from A (Agricultural) to MX-M (Mixed-Use, Medium-Scale) 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.



# CITY COUNCIL MOTIONS

## Optional Motions

LUPL-24-0007 – Kettle Creek Center

Should the City Council wish to approve the Land Use Plan application, the following motion is suggested:

Approve the Kettle Creek Center Land Use Plan related to 40.20 acres based upon the findings that the request complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514.

Should the City Council wish to deny the Land Use Plan application, the following motion is suggested:

Deny the Kettle Creek Center Land Use Plan related to 40.20 acres based upon the findings that the request does not comply with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514.



# Questions?

