



980 DUBLIN BOULEVARD REZONE

Planning Commission October 8, 2025

Staff Report by Case Planner: Austin Cooper



Quick Facts

Applicant

N.E.S. Inc.

Property Owner

Qwest Corporation

Address

980 Dublin Boulevard

TSN

6308301081

Zoning and Overlays

Current: PF/SS-O/AF-O (Public Facilities with Streamside and United States Air Force Academy Overlays)

Proposed: MX-M/SS-O/AF-O (Mixed-Use Medium Scale with Streamside and United States Air Force Academy Overlays)

Site Area

3.41 Acres

Proposed Land Use

Commercial/Residential

Applicable Code

UDC

Council District

District #1

Project Summary

The project includes an application for a Zone Map Amendment (rezone) for 3.41 acres located northeast of Dublin Boulevard and Vincent Drive. The proposed Zone Map Amendment seeks to change the zoning from PF/SS-O/AF-O (Public Facilities with Streamside and United States Air Force Academy Overlays) to MX-M/SS-O/AF-O (Mixed-Use Medium Scale with Streamside and United States Air Force Academy Overlays). The existing utility company will continue to use the remainder of the 6.46-acre parcel under its existing PF/SS-O/AF-O (Public Facilities with Streamside and United States Air Force Academy Overlays) zoning.

File Number	Application Type	Decision Type
ZONE-25-0016	Zoning Map Amendment	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Academy Manor Addition	June 1, 1967
Subdivision	Mountain States Subdivision	July 22, 1969
Master Plan	None	Not applicable
Prior Enforcement Action	None	Not applicable

Site History

The subject property consists of 6.46 acres made up of a single platted lot. The site is presently zoned PF/SS-O/AF-O (Public Facilities with Streamside and United States Air Force Academy Overlays) and is located immediately adjacent to the signalized intersection of Dublin Boulevard and Vincent Drive. The lot is currently used as a public facility for Century Link, a utility provider. There is an existing Wireless Cellular Facility (WCF) on site that will not be affected by this rezoning application.

Applicable Code

The subject application was submitted after the implementation date (06/05/2023) of the ReTool project, and as such, the application was reviewed per the Unified Development Code (UDC) standards. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code (UDC).

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	BP/SS-O/AF-O (Business Park with Streamside and United States Air Force Academy Overlays)	Cottonwood Creek	N/A
West	MX-L/SS-O/AF-O (Mixed-Use Large Scale with Streamside and United States Air Force Academy Overlays)	Animal Care Facility	N/A
South	R-1 6/HS-O/AF-O/WUI-O (Single-Family - Medium with Hillside, United States Air Force Academy, and Wildland Urban Interface Overlays) PDZ/HS-O/AF-O/WUI-O (Planned Development Zone District with Hillside, United States Air Force Academy, and Wildland Urban Interface Overlays)	Single Family and Townhome Developments	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Initial Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	233 postcards
Number of Comments Received	3 comments

Public Engagement

Concerns were centered around traffic and safety (refer to Attachment 3 – Public Comments and Attachment 4 – Public Comment Response Letter).

Timeline of Review

Initial Submittal Date	June 3, 2025
Number of Review Cycles	3 cycles for the Zone Map Amendment application
Item(s) Ready for Agenda	August 27, 2025

Agency Review

Traffic Engineering

Traffic Engineering did not have any comments regarding this application.

Stormwater Enterprise (SWENT)

SWENT did not have any comments regarding this application.

Colorado Springs Utilities (CSU)

Colorado Springs Utilities did not have comments with this application; however, they noted that they will provide comments at the time of the development plan entitlement.

Zone Map Amendment Application

Summary of Application

In accordance with UDC Section 7.5.704.A, the purpose of a Zone Map Amendment is to establish standards and provide a mechanism for the City to review and decide on an application to rezone property within the City's jurisdiction, where the City has determined that rezoning of those areas is appropriate. An application to establish or change the boundaries of any zone district is required to include a Land Use Plan unless it is waived or a development plan is submitted in conjunction with the Zoning Map Amendment request. The applicant requested a Land Use Plan waiver by submitting a Land Use Statement demonstrating that a Land Use Plan would not serve the purposes of the UDC because one or more of the criteria for a waiver outlined in UDC Section 7.5.514.B.3.a.(1)-(6) are met (refer to Attachment 2 – Land Use Statement).

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

The site is 3.41 acres and is currently going through a replating process to create a single lot to encompass the new zoning district.

(2) The land is contained in and subject to a previously approved Master or Concept Plan;

The parcel is not included in a previously approved Master or Concept Plan.

(3) The land is included in a Development Plan application;

This application does not include a Development Plan.

(4) The land area is part of an established surrounding development pattern;

The Mixed-Use Medium Scale zoning designation will offer commercial and residential potential that is currently seen along this stretch of the north side of Dublin Boulevard.

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

The proposed rezone to MX-M/SS-O/AF-O (Mixed-Use Medium Scale with Streamside and United States Air Force Academy Overlays) aligns with the adjacent existing uses to the north, east, and west, while Dublin Boulevard offers a buffer to the medium density residential to the south. All relevant overlays have been retained.

(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.

There are no proposed changes to major infrastructure or urban services.

Staff finds that the request to waive the requirements for a Land Use Plan has been met in accordance with UDC Section 7.5.514.B.3.

Application Review Criteria

This application complies with UDC Section 7.4.704 as described 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(s).*

The proposed Zoning Map Amendment application has been evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. The proposed Zoning Map Amendment and Land Use Statement are substantially in compliance with the goals, policies and strategies within PlanCOS as addressed below.

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

During the administrative review of this application, City agencies reviewed this application for its compliance with City standards and to identify any possible issues with the proposal. Traffic was a concern of the residents; however, Traffic Engineering did not have any comments regarding this request and shared they will review and comment on any future Development Plans submitted for this site.

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

The proposed zone change to MX-M (Mixed-Use Medium Scale) would add dimensional standards for this lot where currently there are none within the PF (Public Facilities) zone district. MX-M (Mixed-Use Medium Scale) will offer transitional zoning from the large scale commercial and industrial zoning in the north and west to the medium to low density residential to the south and east.

- 4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height, 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 application to rezone can be characterized as a small area of land. This application demonstrates that its size, scale, height, and multimodal traffic impacts are compatible with surrounding development.

- 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 land to be rezoned is currently vacant. Development would not lead to the dislocation of tenants or occupants.

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).*

Not applicable. The application qualifies for a Land Use Statement and did not include a Land Use Plan with this application.

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.*

Not applicable. There are no approved concept plans for the project site.

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.*

Not applicable. ADS-O zoning district is not proposed.

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.*

Not applicable. The property is not proposed to be zoned PDZ (Planned Development Zone District).

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)).*

Conformance with the AF-O (United States Air Force Academy Overlay) requires notes to be added to the development plans and plats within the USAFA Overlay to maintain the safety of the navigable airspace and to be free of obstacles in and around the Academy's airfield in compliance with 14 Code of Federal Regulations (CFR) Part 77. This will be reviewed and enforced during the development plan and platting processes for this site. The SS-O (Streamside Overlay) will be retained with this application and will require site improvements in line with Streamside code requirements during any future Development Plans submitted for this site.

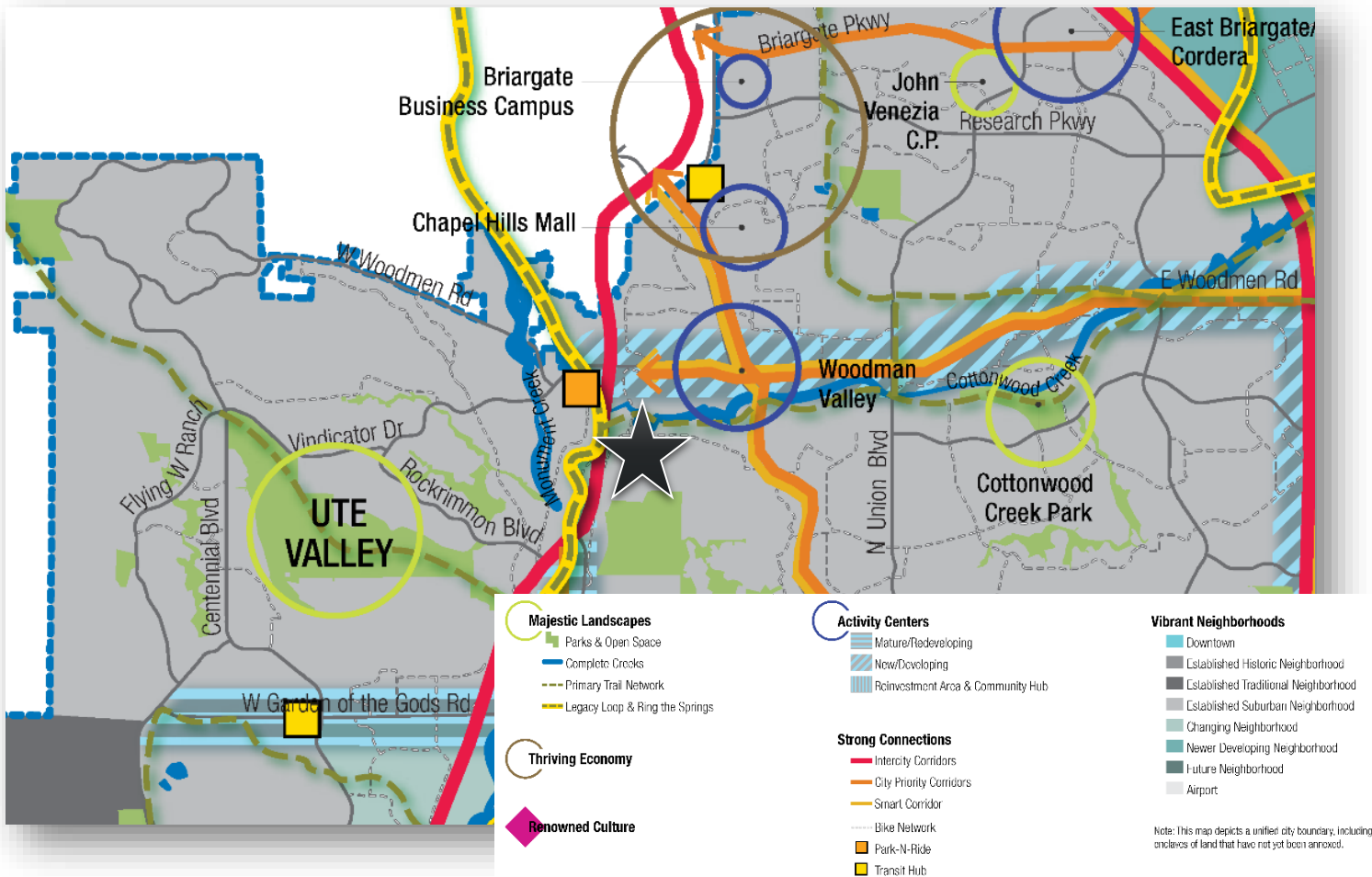
After evaluation of the Zoning Map Amendment and accompanying Land Use Statement for the 980 Dublin Boulevard Rezone, the application meets the review criteria.

Compliance with Relevant Guiding Plans and Overlays

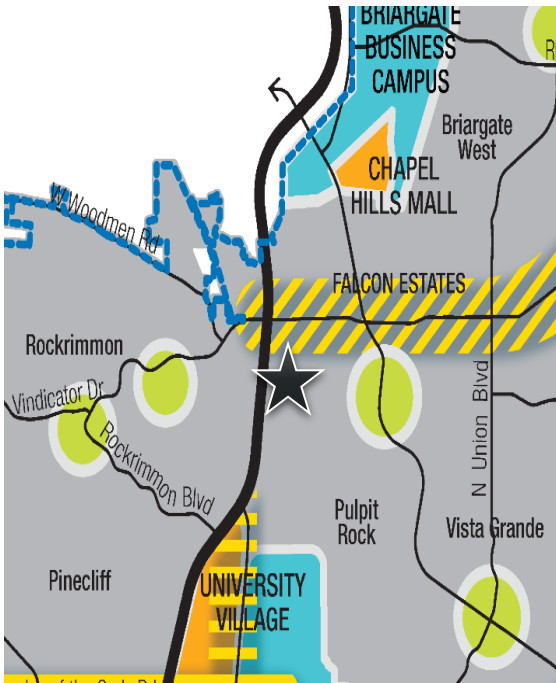
The subject property is not located within any established Master Plans, Land Use Plans or Concept Plans. Conformance with PlanCOS will be discussed below. As mentioned above, the application was found to be in conformance with the AF-O (United States Air Force Academy Overlay) and SS-O (Streamside Overlay). Further review of the overlay requirements will occur during any future Development Plans and subdivision submittals for this site.

Compliance with PlanCOS

PlanCOS Vision Map



While the subject site is not located within a designated area on the PlanCOS Vision Map, the closest applicable typology is “Established Suburban Neighborhoods.” This typology emphasizes preserving and enhancing the existing character of suburban neighborhoods while encouraging continued investment and thoughtful adaptation. New development or redevelopment within or near these areas should incorporate design elements that reflect and complement the surrounding neighborhood context.



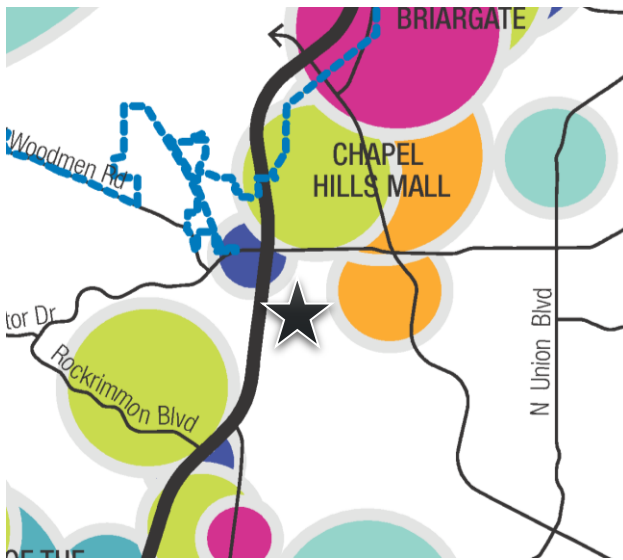
Predominant Typology

- | | |
|--|-------------------------------------|
| Neighborhood Centers | Mature/Redeveloping Corridors |
| Community Activity Centers | New/Developing Corridors |
| Entertainment and Commercial Centers | Reinvestment Area and Community Hub |
| Regional Employment and Activity Centers | |
| Downtown | |

Unique Places

The subject property is located near the “Neighborhood Center” typology which is intended to support existing land uses and encourage appropriate redevelopment efforts. The proposed Zone Map Amendment and Land Use Plan fulfill this typology through the following policies and strategies:

Strategy UP-4.C-1: Support additional mixing and integration of land uses as zoning use-by-right or administrative approval.



Predominant Typology

- Cornerstone Institutions
- Spinoffs and Startups
- The Experience Economy
- Life and Style
- Industry Icons
- Critical Support
- City Boundary
- Interstate 25
- Major Roads

Thriving Economy

While the project site is located near but not in a Thriving Economy typology, the proposed use does satisfy several key policies within the Thriving Economy chapter of PlanCOS.

Strategy TE-2.C-3: Identify and develop new and underutilized areas as opportunities for unique attraction of new retail, dining, entertainment, and housing development.

Strategy TE-4.A-3: Support greenfield development that includes mixed-use, higher-density clusters, and quality design.

Statements of Compliance

ZONE-25-0016 – Zone Map Amendment

After evaluation of the Zone Map Amendment (Rezone) application for the 980 Dublin Boulevard Rezone project, staff finds the application meets the review criteria.