

MOUNTAIN STATES SUBDIVISION FILING NO. 2 REZONE, LAND USE STATEMENT AND FINAL PLAT

PROJECT STATEMENT

MAY 2025

REQUEST

N.E.S. Inc., on behalf of Quest Corp and DV Dev LLC, requests approval of a partial Rezoning and Final Plat of Mountain States Subdivision Filing No. 2. The request is to rezone a portion of the property from PF, Public Facilities to MX-M, Mixed-use Medium Scale and to replat the property from one lot to two lots.

LOCATION AND SURROUNDING LAND USE

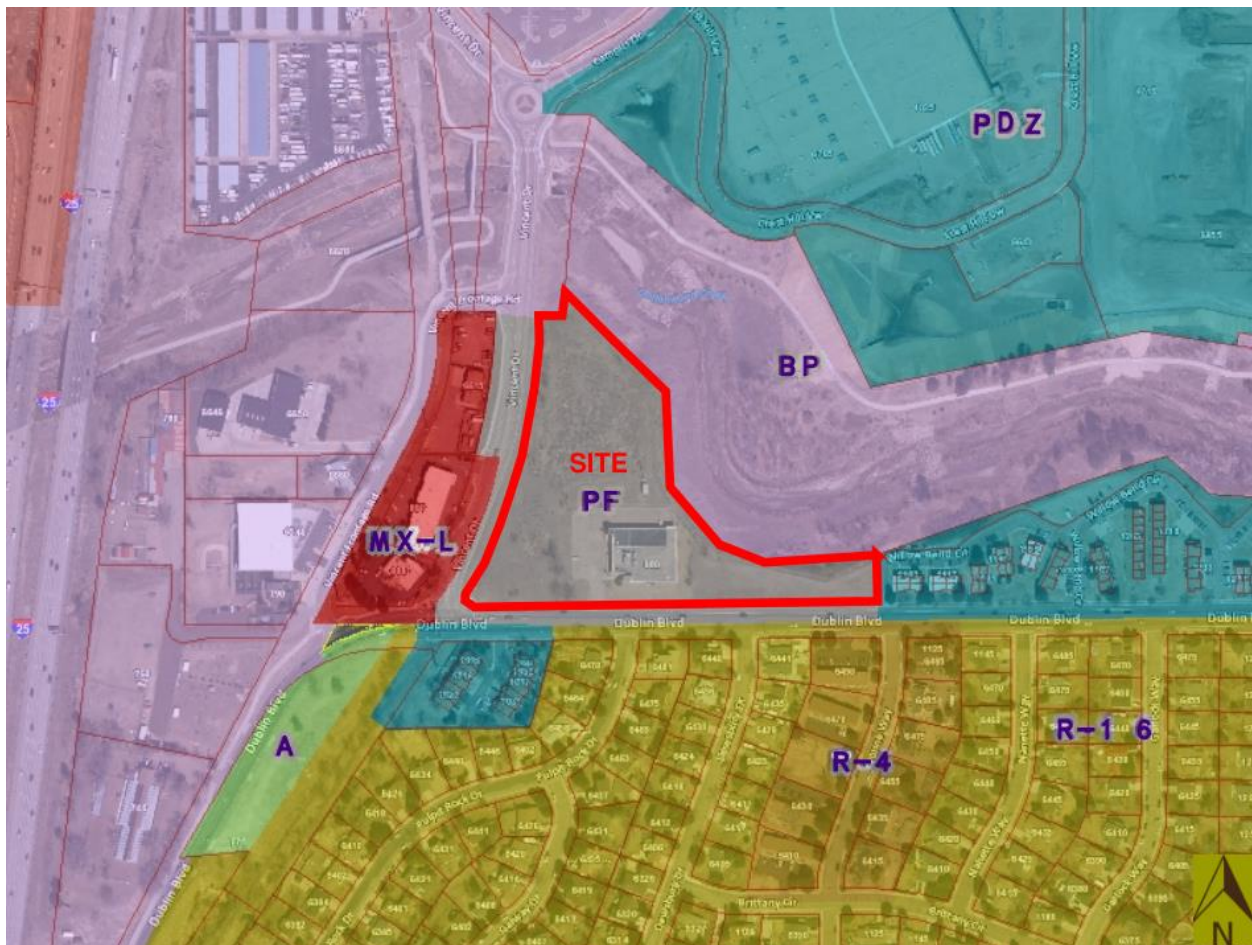
The 6.46-acre project site is located north of Dublin Blvd and east of Vincent Dr and is currently occupied by a Qwest storage facility. Surrounding land use includes single-family detached and multi-family residential to the south, multi-family residential and open space to the east, open space and commercial/industrial uses to the north, and commercial/industrial uses to the west. The realigned Cottonwood Creek is to the northeast of the property.



ZONING

The site is zoned PF, Public Facilities. Surrounding zoning includes BP, Business Park (Planned District) to the north, BP and PDZ, Planned Development Zone (Mixed Use) to the east, MX-L, Mixed Use-Large Scale to the west, and R-4, Multi-Family Low and PDZ (Residential) to the south.

DIRECTION	MUNICIPALITY	ZONE	
NORTH	CITY	BP	BUSINESS PARK (PLANNED)
EAST	CITY	BP	BUSINESS PARK (PLANNED)
EAST	CITY	PDZ	PLANNED DEVELOPMENT ZONE (MIXED USE)
WEST	CITY	MX-L	MIXED USE-LARGE SCALE
SOUTH	CITY	R-4	MULTI-FAMILY LOW
SOUTH	CITY	PDZ	PLANNED DEVELOPMENT ZONE (RESIDENTIAL)



The applicant is proposing to rezone the new lot that will be created (Lot 2) to MX-M, Mixed Use Medium Scale and SS-O, Streamside Overlay, to provide a developable site for any allowed use in the MX-M zone. There is no specific user for the property at this time, so the use and density will

be determined at the time of Development Plan review. Due to relocation of Cottonwood Creek, Streamside Overlay applies to the property. Development is limited within Streamside buffers.

PROJECT DESCRIPTION

Mountain States Subdivision Filing No. 2 is a replat of Lot 1, Block 1, Mountain States Subdivision. The plat will create two parcels, one for the current developed Qwest facility Lot 1, and one to be sold for development (Lot 2). There is no development plan for the lot to be sold for development, however, Lot 2 is being rezoned from PF, Public Facilities to MX-M to provide for development as permitted in the MX-M district. There are no proposed new public streets or utilities within the subdivision.

Access And Traffic

A Traffic Impact Study (TIS) was not required for the rezone, as the use of the property has not yet been determined. A TIS will be required at the time of the Development Plan.

Access to Lot 1 (Qwest) is located along Dublin Blvd. and is proposed to remain. A full movement primary access to Lot 2 will be from Vincent Drive in alignment with the access to 890 Vincent Dr. A secondary right-in only access on Dublin Blvd has been discussed with City Engineering, and they are willing to consider such access, if it is placed at the end of the turn lane taper. Another option at Dublin Blvd is one shared full movement access for both lots.

Development Standards

Development standards will be determined by the ultimate land use of the property in conjunction with the Development Plan, and depending on the use there may be applicable specific development standards that apply. The following MX-M dimensional standards apply to the property:

STANDARD	RESIDENTIAL DEVELOPMENT	Commercial Development
District Area	2.5 Ac	2.5 Ac
Lot Area	N/A	N/A
Lot Width	N/A	N/A
Lot Coverage	-	-
Setbacks		
Front minimum	20'	20'
Front Maximum	N/A-or as stated in DP	N/A-or as stated in DP
Corner Lot-Side Street (minimum)	-	-
Rear (minimum)	15'	15'
Height (Building)	50'	50'
Other		
Front Parking Setback (minimum)	20'	20'

The resulting new lot to be zoned MX-M meets the minimum zoning district area requirement of 2.5 Acres (3.41-Acres). It should be noted that there are incentives that allow exception to some of the development standards if specific criteria are met. All development standards will be applied at the time of the Development Plan.

PARKING

Parking is based on use and will be determined at the time of the Development Plan.

PARKS AND OPEN SPACE

Due to Streamside zoning on the property, there will be restrictions on development within those buffer areas. Restricted areas will remain as open space to protect the integrity of the channel. The Parkland Dedication ordinance will apply should residential development occur on the site. Any required PLDO will be determined in conjunction with the Development Plan.

DRAINAGE

Because there is no specific development proposed for the site at this time, it is not possible to do a preliminary or final Drainage Report. A Drainage Letter has been included with this submittal, as requested by SWENT.

UTILITIES

Municipal utilities are available to serve the site. Specific utility needs will be determined with the Development Plan.

PROJECT JUSTIFICATION

CONFORMANCE WITH LAND USE STATEMENT CRITERIA (CODE SECTION 7.5.514.B.3.a.)

- 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 property is comprised of 6.46 acres of land. The property will be replatted to create two lots. One lot will be occupied by the exiting Qwest storage facility, a permitted use in the PF (current) zone district. The other lot will be rezoned to MX-M and made available for development of MX-M allowable uses in one phase.

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

Due to the size of the property, there is no applicable master plan. Also due to its size of less than 10 acres and plan to develop in one phase, there is no Concept Plan for the property. A Land Use Statement is submitted with the Rezone and Final Plat applications.

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

The existing development on the site is included in a development plan. The new lot being created for additional development will be subject to a Development Plan.

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

The property is platted and partially developed with an existing active use. The new lot is part of the existing platted lot and will be developed consistent with surrounding development patterns.

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

The rezone aligns with surrounding zoning, which is varied and allows a mix of residential, commercial, industrial and business park uses.

(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.

Access to the property for the Qwest facility is located along Dublin Blvd and is proposed to remain. A full movement primary access to the new lot will be from Vincent Drive in alignment with the access to 890 Vincent Dr. A secondary right-in only access on Dublin Blvd has been discussed with City Engineering, and they are willing to consider such access, if it is placed at the end of the turn lane taper. Another option at Dublin Blvd is one shared full movement access for both lots.

CONFORMANCE WITH ZONE CHANGE CRITERIA (CODE SECTION 7.5.704 D.)

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 rezone is consistent with the goals and policies of PlanCOS, which supports in-fill development in broadening the City's tax base. The Thriving Economy Framework map shows the property in a Life and Style typology, the goal of which is to meet the daily needs of residents and businesses with high quality, varied, and easily accessible options. This property is on the Dublin Blvd east/west corridor which serves as a neighborhood/community activity center. A new commercial/residential lot will fit and integrate within this mixed-use area. A new development lot in this area supports the goal of creating a positive atmosphere for spinoffs, startups, and entrepreneurship, by providing another location for a new development in an area that provides supporting commercial, industrial, and residential uses in close proximity. A new lot in this area also supports strategy TE-2.C-2 which encourages support of redevelopment and adaptive reuse of functionally obsolete buildings, commercial centers, and office parks as new mixed use employment centers, as it is located in an area with this type of activity.

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

Rezoning of the property will not be detrimental in any way, as the proposed zoning is consistent with land use and zoning patterns in the area. Rezoning and further development of the property will support the growth and redevelopment activity on surrounding properties.

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 property is currently zoned PF, Public Facilities due to part of the property being used by Qwest, which is a public utility. Only the new lot will be rezoned to MX-M, which is appropriate as it is consistent with zoning patterns and land uses in the surrounding area and will provide an opportunity for additional in-fill development in an area that is growing and transforming with new development and redevelopment.

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.

While the specific use of the new lot is not yet known, rezoning of the new lot to allow for an additional use on the site is appropriate. The size, scale, height, and density in the area is varied and mixed, as is the zoning in the area. The MX-M zone allows for reasonable, but not overly intense density and height, which is consistent with existing development in the area. This lot also serves as a transition from residential uses to the south to larger scale commercial and industrial development to the north, by providing a mid-size lot for new infill 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.

There will be no displacement of tenants/occupants with the rezoning, as the existing occupant on a portion of the site will remain.

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).

There is no Land Use Plan submitted for this rezoning, however, a Land Use Statement has been submitted.

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.

There is no approved Concept or Land Use Plan applicable to this small property, and no Land Use Plan submitted with this application. A Land Use Statement has been submitted with this application.

- 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 [7.2.607](#)D.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.**

This criterion does not apply.

- 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.**

This criterion does not apply.

- 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)). (Ord. 23-03)**

This criterion is met.