



# 5325 Mark Dabling Blvd – Zone Map Amendment

CITY PLANNING COMMISSION  
FORMAL MEETING – July 8, 2026



# 5325 Mark Dabbling Blvd - Rezone

## QUICK FACTS

### Address:

5325 Mark Dabbling Boulevard

### Location:

Describe intersection and key roads

### Zoning and Overlays

Current: MX-N/SS-O

Proposed: MX-M/SS-O

### Site Area

5.41 Acres/

### Proposed Land Use

Multi-Family Residential

## APPLICATIONS

Zone Map Amendment with Land Use Statement

## VICINITY MAP



# 5325 Mark Dabbling Blvd - Rezone

## PROJECT SUMMARY

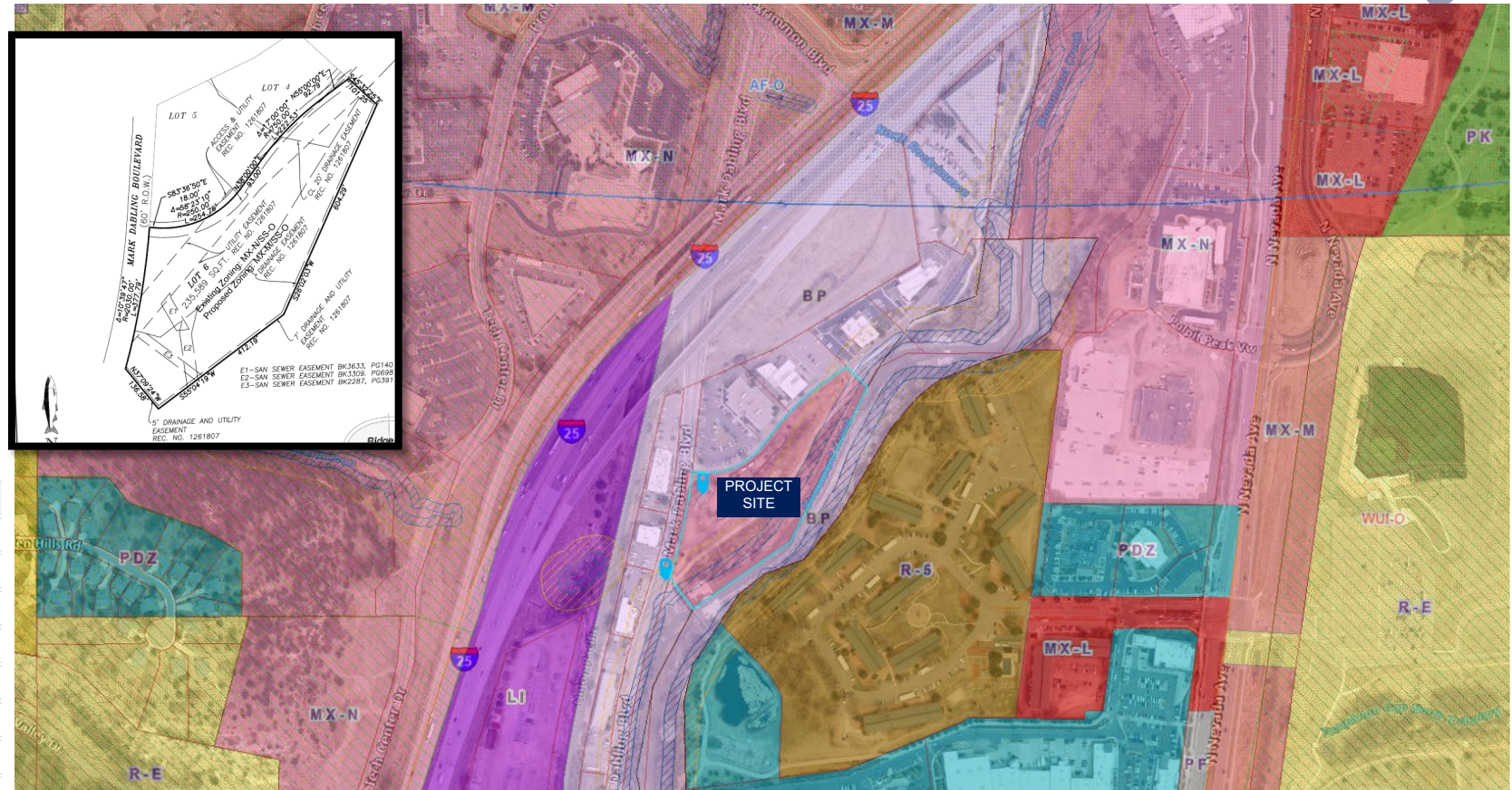
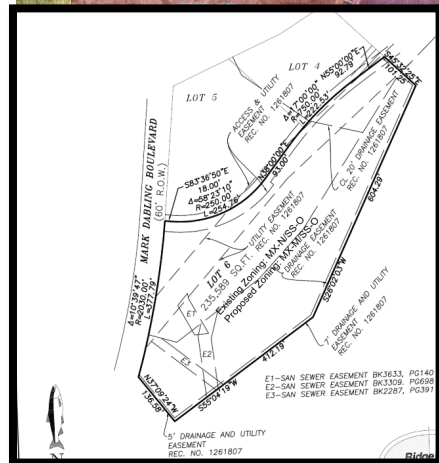
File #(s):

ZONE-25-0037

Project Proposal:

A requested Zone Map Amendment (Rezone) consisting of 5.41 acres located at 5325 Mark Dabbling Boulevard from MX-N-SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay) to MX-M/SS-O (Mixed-Use Medium Scale with Streamside Overlay).

## SITE PLAN



Dimensional Standard	MX-N (Neighborhood Mixed-Use)	MX-M (Medium-Scale Mixed-Use)
Minimum District Area	N/A	2.5 acres
Minimum Lot Area	N/A	N/A
Minimum Lot Width	N/A	N/A
Maximum Lot Coverage	For residential: 50%	Not specified in table
Front & Side-Street Setbacks	Min 5 ft / Max 20 ft	Min 20 ft;
Interior Side Setbacks	5 ft	20 ft
Corner Lot Side-Street Setbacks	15 ft	30 ft
Rear Setbacks	20 ft	15 ft
Maximum Building Height	45 ft	50 ft
Minimum Front Parking Setback	20 ft	20 ft

# TIMELINE OF REVIEW

Initial Submittal Date 11/18/2025

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Number of Review Cycles 4

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Item(s) Ready for Agenda 06/12/2026

# STAKEHOLDER INVOLVEMENT

## PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	25 Postcards
Number of Comments Received	0 Comments Received

## PUBLIC ENGAGEMENT

- No comments were received.

# AGENCY REVIEW

## **Traffic Engineering**

Comments will be provided at time of development plan submittal.

## **Colorado Springs Utilities**

Springs Utilities' comments will be provided at the time of the required preliminary utility and public facilities plan submittal associated with the development plan entitlement.

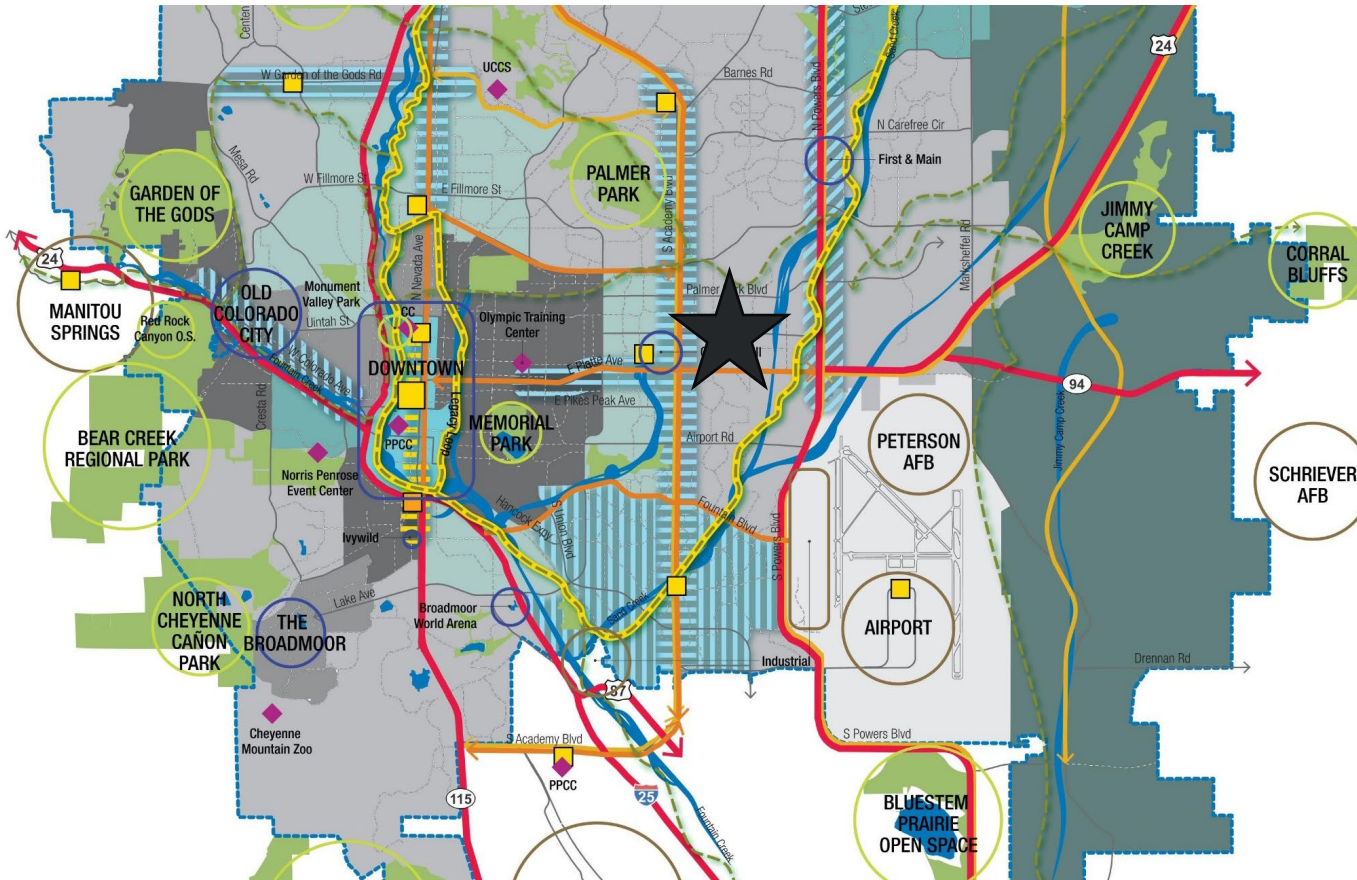
## **Parks**

No Comment on Rezoning request, Residential development will trigger park and school requirements, as also detailed with CPC CP 17-00070. Future development will be subject to Citywide Development Impact (Police & Fire) Fees as the previous development plan was not approved. Lastly, future subdivision plat will need to call out trail easement or larger tract.

# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE

## 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.

# APPLICATION REVIEW CRITERIA

## 7.5.704.D Zone Map Amendment

### 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.

### Statement of Compliance

#### **ZONE-25-0037**

After evaluation of the 5325 Mark Dabling Boulevard Rezone the application meets the review criteria .

# APPLICATION REVIEW CRITERIA

## 7.5.704.D Zoning Map Amendment Continued...

### Criteria for Approval

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

## Statement of Compliance

### ZONE-25-0037

After evaluation of the 5325 Mark Dabling Boulevard Rezone the application meets the review criteria .

# PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions

ZONE-25-0037 – 5325 Mark Dabling Boulevard – Zone Map Amendment (Rezone)

### **Motion to Approve**

Recommend approval to City Council of the zone change of 5.41 acres from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay) to MX-M/SS-O (Mixed-Use Medium Scale with Streamside Overlay) based upon the finding that the request complies with the criteria of a Zone Map Amendment set forth in City Code Section 7.5.704

### **Motion to Deny**

Recommend denial to City Council of the zone change of 5.41 acres from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay) to MX-M/SS-O (Mixed-Use Medium Scale with Streamside Overlay) based upon the finding that the request does not comply with the criteria of a Zone Map Amendment set forth in City Code Section 7.5.704



# QUESTIONS?

