



## **MARK DABLING U-HAUL REZONE**

**ZONE-23-0029**

CITY COUNCIL

PUBLIC HEARING AND SECOND READING – MARCH 26, 2024





# Mark Dabling U-Haul Rezone

## QUICK FACTS

**Address:**

6910 Mark Dabling Boulevard

**Zoning and Overlays**

**Current:** BP (Business Park)

**Previous:** BP (Business Park)

Overlay(s): United States Air Force Academy, Hillside, Wildland Urban Interface, and Streamside

**Site Area**

6.26

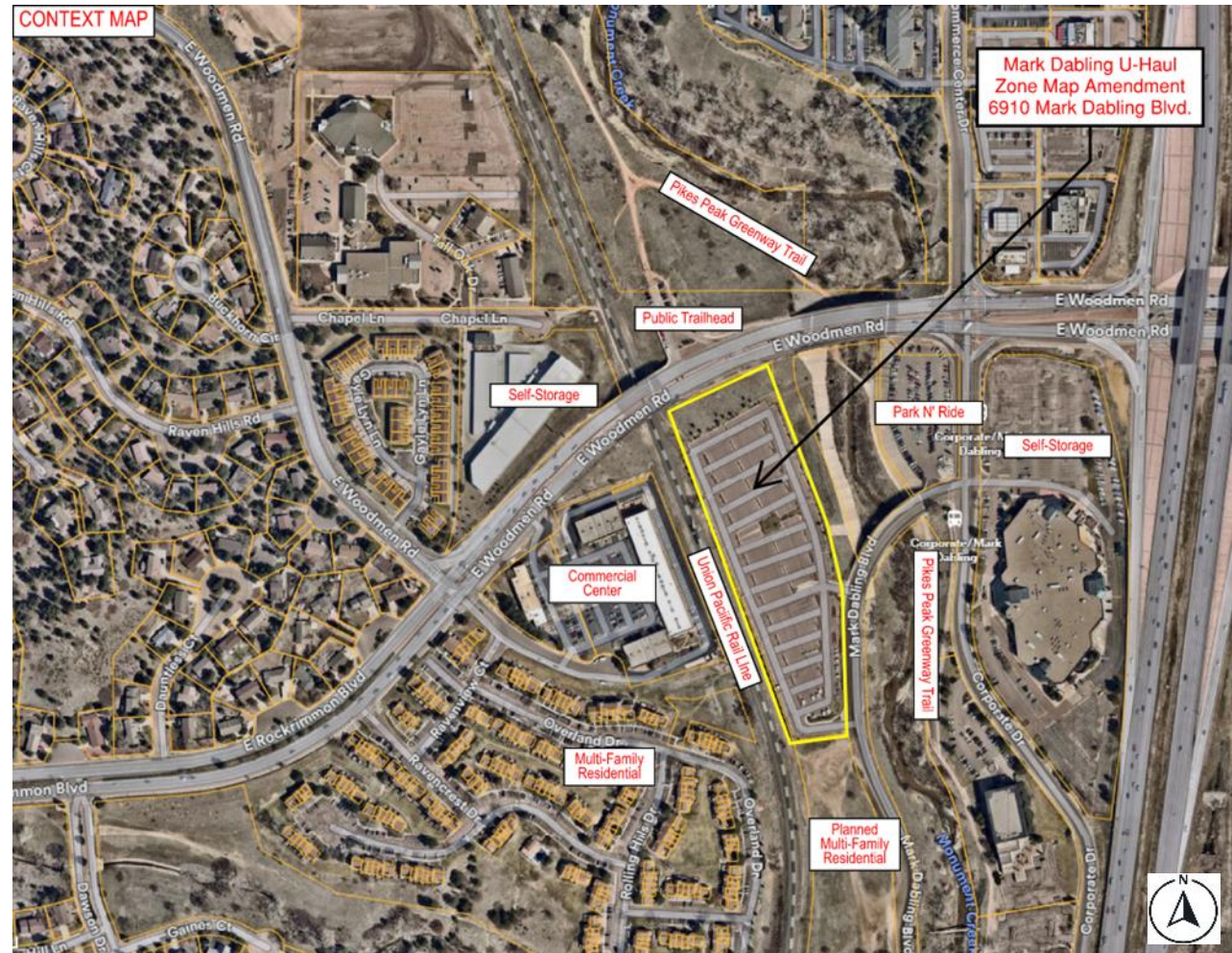
**Future Land Use**

Self-Storage

## APPLICATIONS

Zone Map Amendment (Rezone)

## VICINITY MAP



# MARK DABLING U-HAUL REZONE

## PROJECT SUMMARY

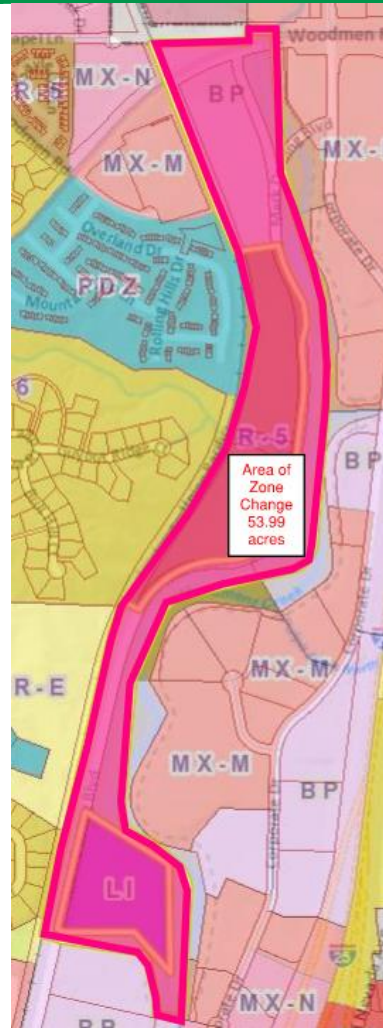
File #(s):

ZONE-23-0029

Project Proposal:

- Zone Map Amendment (Rezoning) to revise the conditions and restrictions (aka Conditions of Record) established by Ordinance No. 82-95 to make mini storage warehouses and accessory outdoor storage allowed uses in the BP (Business Park) zone district.
- NOT a zone change at all
- All other conditions and restriction established under Ordinance No. 82-95 are retained.

## ORDINANCE NO. 82-95 ZONE CHANGE & CONDITIONS OF



### HOW IT IS

1. Commercial laundries, meat packing and processing, truck, tractor, trailer, bus storage yards or motor freight terminals and mini-warehouses not be permitted as allowed uses.
2. Outside storage not be allowed as an accessory use.

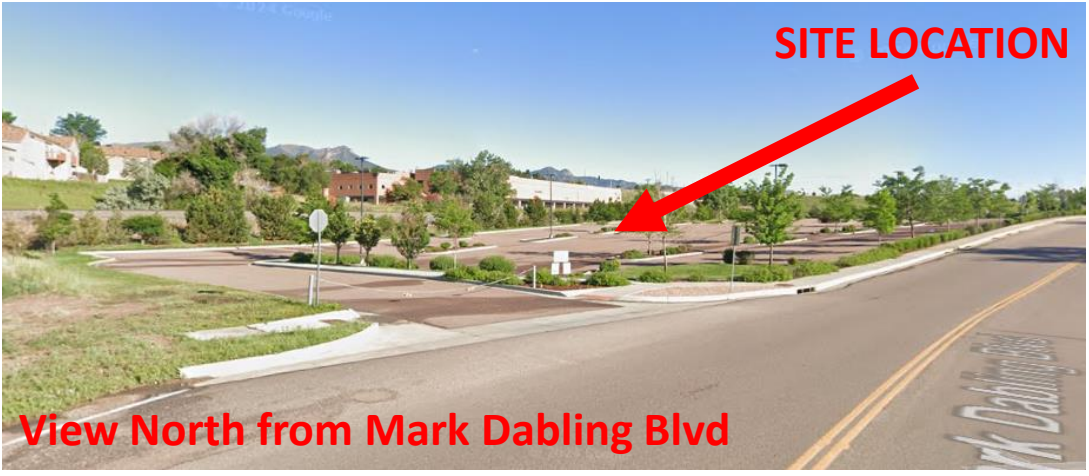
### HOW IT WOULD BE

1. Commercial laundries, meat packing and processing, truck, tractor, trailer, bus storage yards or motor freight terminals and ~~mini-warehouses~~ not be permitted as allowed uses.
2. ~~Outside storage not be allowed as an accessory use.~~



# MARK DABLING U-HAUL REZONE

## SITE PHOTOS



# TIMELINE OF REVIEW



Initial Submittal Date

December 5, 2023

Number of Review Cycles

Two (2)

Item(s) Ready for Agenda

January 16, 2024

# STAKEHOLDER INVOLVEMENT



## PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Two (2) times, Administrative Review and prior to Prior to Planning
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	253 postcards were mailed with each of the two (2) public notices
Number of Comments Received	1

## PUBLIC ENGAGEMENT

- A Neighborhood Meeting was not conducted with the application.
- Received a one (1) public comment on February 13, 2023.
- The public comment raised concern for increased fire risk (wildfire and other fire risks associated with storage).

# AGENCY REVIEW



- The application had no agency review comments on the Zone Map Amendment.
- No development is proposed.
- Application only requests a change to the Conditions of Record so mini-warehouses and accessory outside storage uses may be considered with any future use.
- Review comments that were provided were informational and pertained to development standards and requirements that would be applicable with any future development proposal for this lot.



# PlanCOS COMPLIANCE



## PlanCOS MAP IMAGE

## PlanCOS Compliance



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



# APPLICATION REVIEW CRITERIA



## 7.5.704.D: Zone Map Amendment (Rezoning)

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 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 the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.

# APPLICATION REVIEW CRITERIA



## 7.5.704.D: Zone Map Amendment (Rezoning)

### Criteria for Approval (Continued)

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.4 (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-23-0029

After review of the application, Staff finds the approval criteria for a zone map amendment are met.



# CITY COUNCIL OPTIONAL MOTIONS



## Optional Motions

### ZONE-23-0029 - Zone Map Amendment (Rezoning)

#### **Motion to Approve**

Approve the Zone Map Amendment (Rezoning) to change the conditions and restrictions established in Zoning Ordinance No. 82-95 to make mini-storage warehouses and accessory outdoor storage uses allowed in the BP (Business Park) zone district, based upon the findings that the request meets the approval criteria for a Zone Map Amendment (Rezoning) as set forth in City Code Section 7.5.704.D.

#### **Motion to Deny**

Deny the Zone Map Amendment (Rezoning) to change the conditions and restrictions established in Zoning Ordinance No. 82-95 to make mini-storage warehouses and accessory outdoor storage uses allowed in the BP (Business Park) zone district, based upon the findings that the request does not meet the approval criteria for a Zone Map Amendment (Rezoning) as set forth in City Code Section 7.5.704.D



# Questions?

