



# 4880 AIRPORT ROAD APPEAL

CITY COUNCIL

FORMAL MEETING – MARCH 24, 2026



# 4880 AIRPORT ROAD - APPEAL

## QUICK FACTS

### Address:

NES Inc.

### Location:

4880 Airport Road

### Zoning and Overlays

Current: R1-6/AP-O (Single Family – Medium with Airport Overlay)

Proposed: R-5/AP-O (Multi-Family – High with Airport Overlay)

### Site Area

2.17 Acres

### Proposed Land Use

Multi-Family Residential

## APPLICATIONS

Appeal of City Planning Commission Decision (APPL-26-0002)

## VICINITY MAP



# 4880 AIRPORT ROAD - APPEAL

## PROJECT SUMMARY

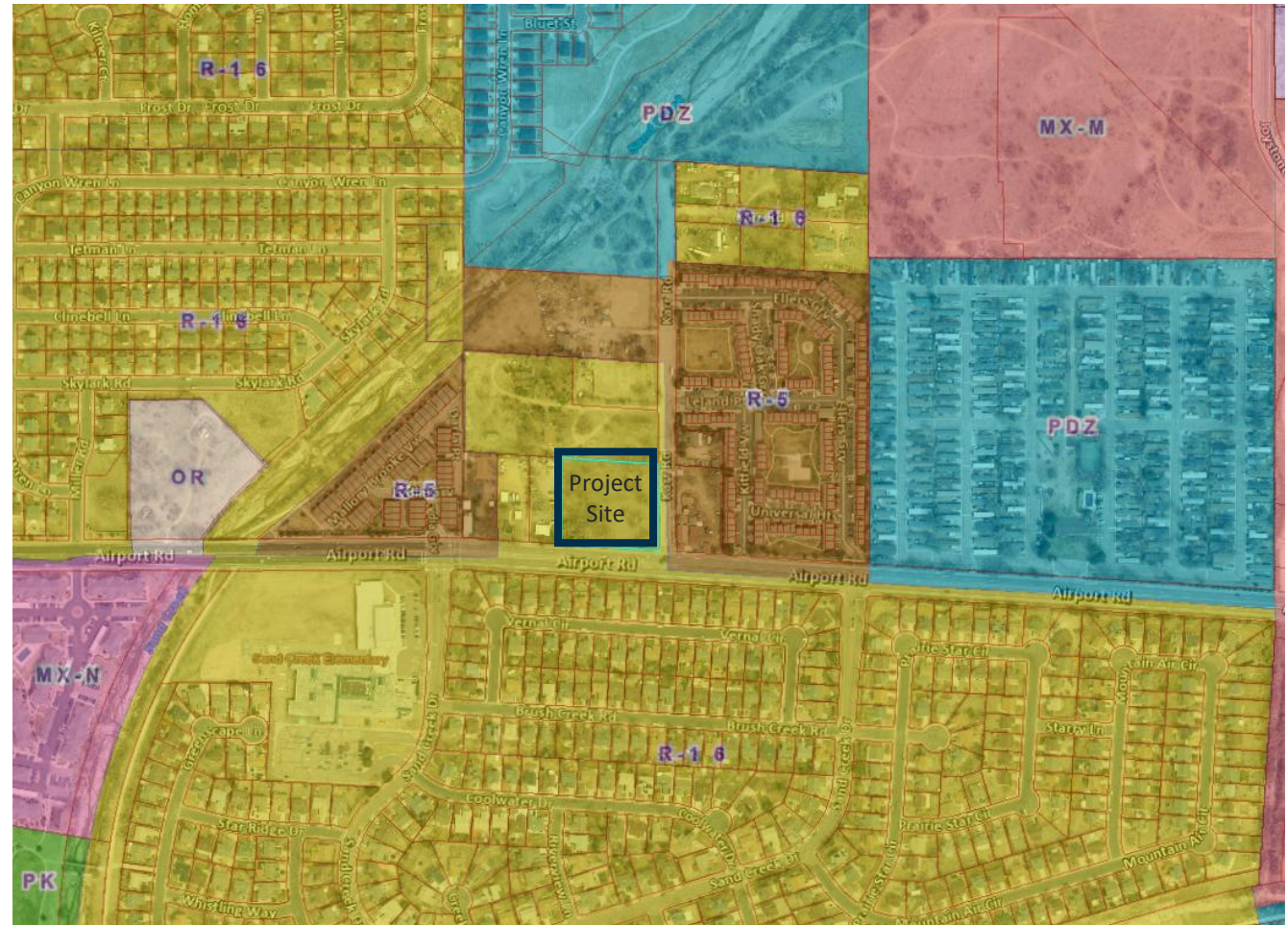
File #(s):

APPL-26-0002

Project Proposal:

- Appeal of the City Planning Commission decision to deny a Zone Map Amendment (Rezone) application consisting of 2.17 acres located at 4880 Airport Road from R1-6/AP-O (Single Family – Medium with Airport Overlay) to R-5/AP-O (Multi-Family – High with Airport Overlay) based upon the finding that the application did not meet the criteria set for in City Code Section 7.5.704.
- Planning Commission denial based on criteria 1-4 stating, the density allowed within the R-5 is incompatible, limited access, vehicular/pedestrian safety concerns, negative impact to public health.

## SITE PLAN





# TIMELINE OF REVIEW

Initial Submittal Date	09/17/2024
Number of Review Cycles	7
Item(s) Ready for Agenda	10/17/2025
City Planning Commission	11/12/2025
City Council 1 <sup>st</sup> Reading	12/09/2025
City Council 2 <sup>nd</sup> Reading	01/13/2026
City Planning Commission	02/11/2026
Appeal Received	02/19/2026
City Council (Appeal)	03/24/2026

# STAKEHOLDER INVOLVEMENT

## PUBLIC NOTICE

Public Notice Occurrences <i>(Posters / Postcards)</i>	Internal Review / Prior to Planning Commission Hearing / City Council
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	377 Postcards
Number of Comments Received	6 Comments Received

## PUBLIC ENGAGEMENT

During the initial application review public notices were issued to property owners within 1000 feet of the site. Six comments were received at that time. Three recommends expressed opposition to the project due to the potentially intensity of the use, the traffic impact to Karr Rd, and quality of life. The remaining comments requested general information.

# AGENCY REVIEW

## **Traffic Impact Study**

No comments received.

## **School District**

No comments received.

## **Parks**

The Park Land Dedication Ordinance will be applicable for any residential development proposed, to be evaluated with the future development plan. The School Site Dedication Ordinance is also applicable to any residential development, though the presiding School District should make separate comments. Citywide Development Impact (Police & Fire) Fees will be applicable to any future residential or commercial development, to be evaluated with the future development plan.

## **SWENT**

No comments received.

## **Colorado Springs Utilities**

CSU has no comments on the proposed zone change application. Comments will be provided at time of the required Preliminary Utility and Public Facility Plan submittal associated with the development plan entitlement.

## **Airport**

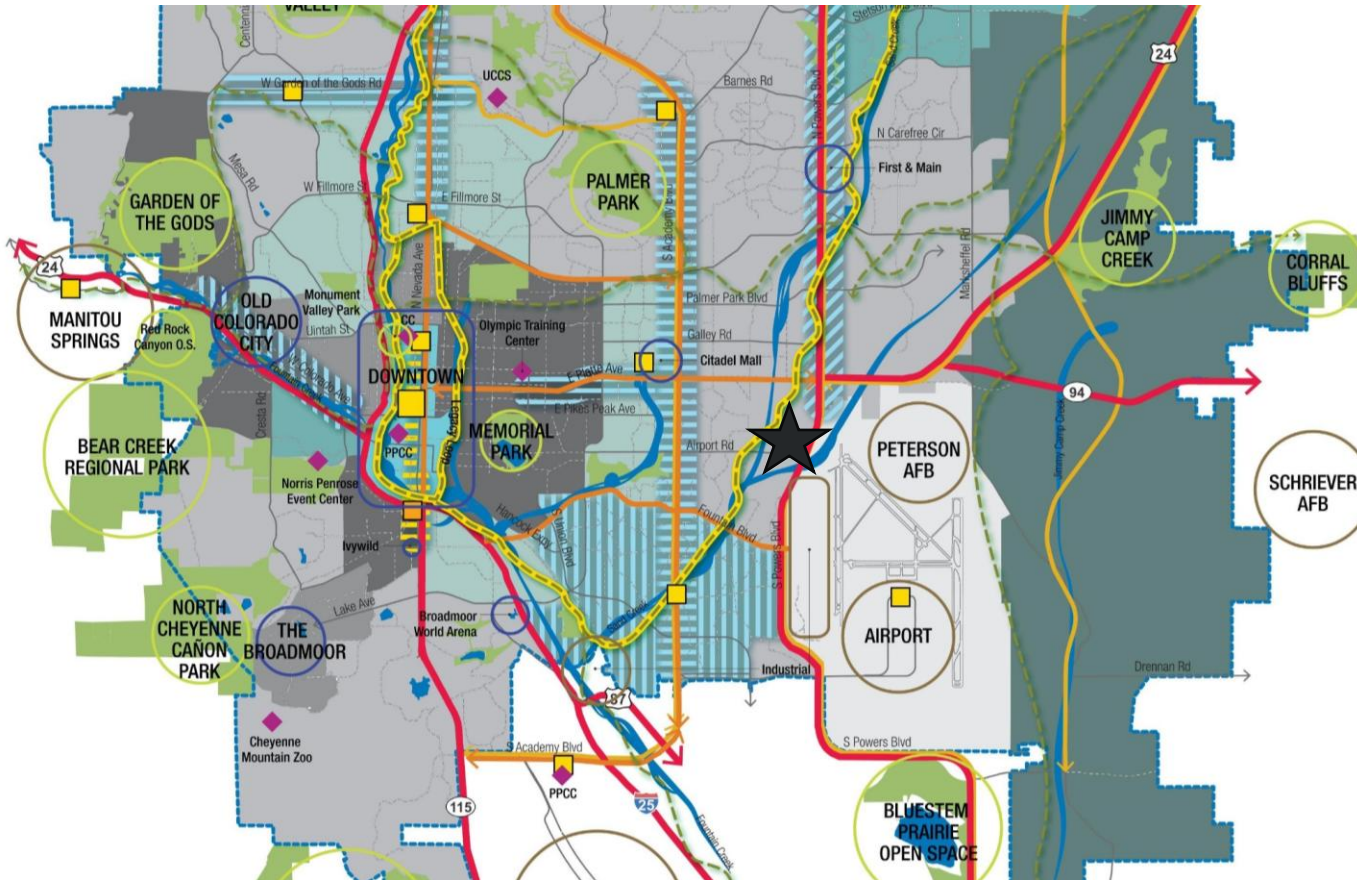
Airport staff recommends no objections with the following conditions: (1) Avigation Easement: An avigation easement is required or provided proof of previous recording (book/page or reception number). Add avigation note to plat. (2) FAA Form 7460-1: If use of equipment (permanent or temporary) will exceed 150 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities.

## **Public Works**

Request Condition of Record/Approval requiring the applicant to dedicate Airport Road right-of-way to the City by Plat or Deed to the City.

# 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 Zoning 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-24-0020**

After evaluation of the Zoning Map Amendment Application, the application meets the review criteria .

# APPLICATION REVIEW CRITERIA

## 7.5.704.D Zoning Map Amendment

### 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-24-0020**

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# APPLICATION REVIEW CRITERIA

## 7.5.415.A.4 – Appeal (UDC)

### Criteria for Approval

Per City Code Section (UDC) 7.5.415.A (Appeals), an affected party aggrieved by a decision on an application may appeal this decision. The review criteria for a decision on an appeal is set forth in City Code Section (UDC) 7.5.415.A.2, as follows (following directly pulled from UDC):

#### 2. Notice of Appeal

##### a. The notice of appeal shall state:

- (1) The specific provision(s) of this UDC that is the basis of the appeal; and
- (2) Which of the following criteria for reversal or modification of the decision is applicable to the appeal:
  - (a) The decision is contrary to the express language of this UDC; or
  - (b) The decision is erroneous; or
  - (c) The decision is clearly contrary to law; and
- (3) Describe how the criteria for the relevant application have or have not been met.

b. A recommendation to City Council to approve an application shall not be the basis for an appeal.

c. As a preliminary matter, the body hearing the appeal may choose to vote on the sufficiency of the appeal to determine if the appeal has met the requirements of this Subsection. Upon a finding of insufficiency by a majority of the body hearing the appeal, the appeal shall be rejected, and no hearing held.

# CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions

City Planning Commission voted 3-2-6 to recommend to City Council denial of the Zoning Map Amendment at the November 11, 2025, meeting.

Aye: 3 - Chair Casey, Commissioner Clements and Commissioner Engel

No: 2 - Vice Chair Hensler and Commission Case

Absent: 6 - Commission Cecil, Commissioner Slattery, Commissioner Robbins, Commissioner Sipilovic, Commissioner Gigiano and Commissioner Willoughby

Primary reasoning for recommending denial is related to meeting criteria #4 and traffic impacts to adjacent roadways. Please see the attached draft City Planning Commission meeting minutes for detailed discussion of the Commissioner's deliberations of the proposed application.

City Planning Commission voted 6-3-0 to deny the Zoning Map Amendment at the February 11, 2026, meeting.

Aye: 6 - Commissioner Slattery, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano and Commissioner Case

No: 3 - Vice Chair Hensler, Commissioner Cecil and Commissioner Willoughby

Absent: 0



# QUESTIONS?

