



4880 AIRPORT ROAD REZONE

Planning Commission February 11, 2026

Staff Report by Case Planner: Chris Sullivan, Senior Planner



Quick Facts

Applicant

NES, Inc.

Property Owner

AMC Properties, LLC

Developer

AMC Properties, LLC

Address / Location

4880 Airport Road

TSN

6413300012

Zoning and Overlays

Current: R1-6/AP-O

Proposed: R-5/AP-O

Site Area

2.17 acres

Proposed Land Use

Future - Multi-Family Residential

Applicable Code

UDC

Council District

District 4

Project Summary

Reconsideration of a proposed Zone Map Amendment (Rezone) 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). On January 9, 2026, the application was withdrawn from the City Council agenda to be reconsidered by City Planning Commission based on new information provided.

File Number	Application Type	Decision Type
ZONE-24-0020	Zoning Map Amendment with Land Use Statement	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Municipal Airport Addition	July 1, 1964
Subdivision	Not Platted	N/A
Master Plan	No Master Plan	N/A
Prior Enforcement Action	Not Applicable	N/A

Applicable Code

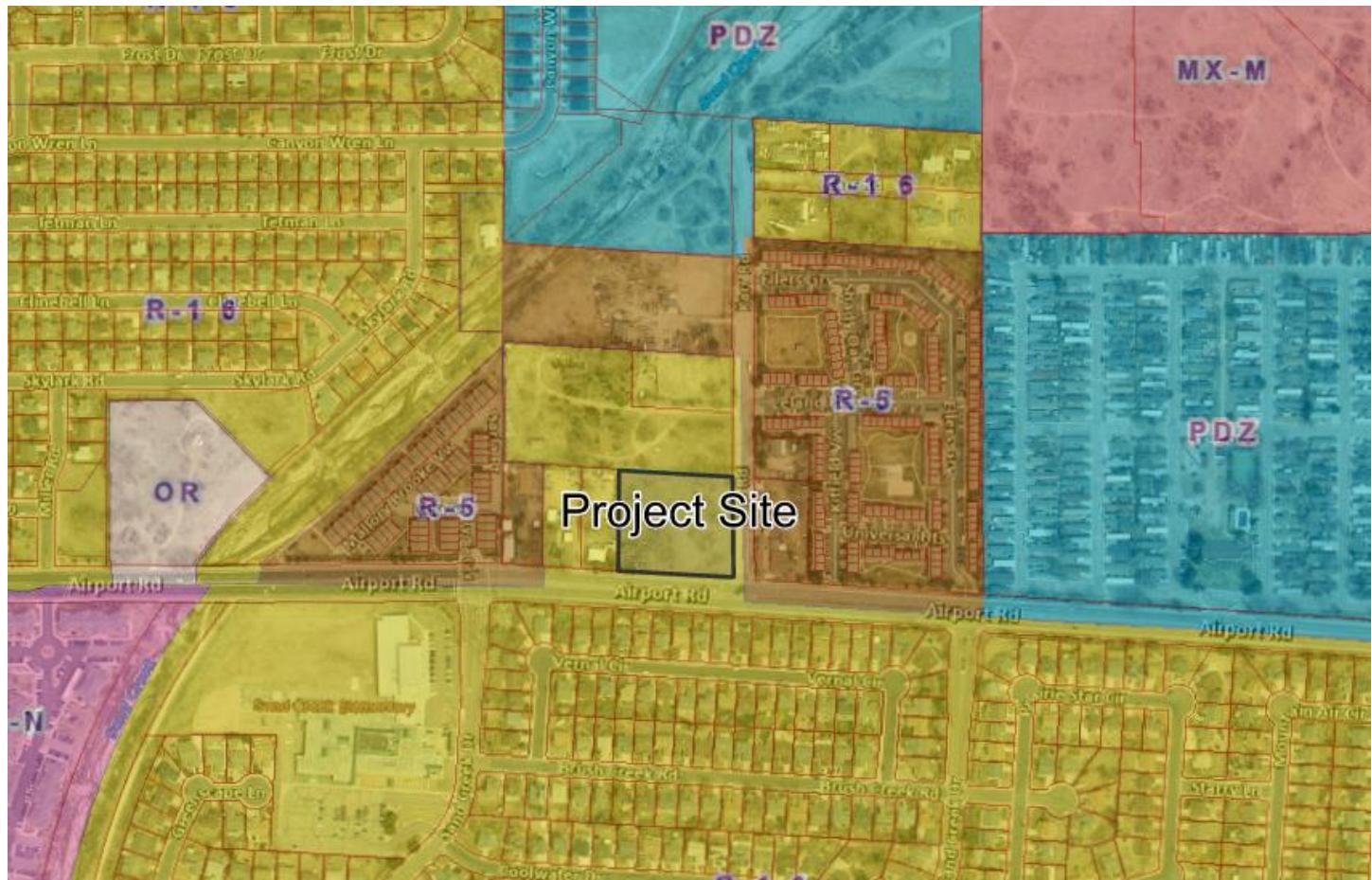
The subject application was submitted after the implementation date (June 5, 2023) of the ReTool project, and as such, the subject application is to be reviewed under the Unified Development Code. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	Zoning	Existing Use	Special Conditions
North	R1-6/R-5/AP-O	Single-Family Detached	Enterprise Zone
West	R1-6/R-5/AP-O	Single Family Detached / Commercial / Multi-Family Residential	Enterprise Zone
South	R1-6/AP-O	Single Family Detached	N/A
East	R-5/AP-O	Religious Institution/Single-Family Detached / Multi-Family Residential	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Administrative Review, City Planning Commission Hearing, City Council Hearing, and City Planning Commission Hearing (Reconsideration)
Postcard Mailing Radius	1,000 Feet
Number of Postcards Mailed	377
Number of Comments Received	6

Public Engagement

During the initial application review public notices were issued to property owners within 1,000 feet of the site. Six comments were received at that time. Three stakeholders expressed opposition to the project due to the potential intensity of the use, the traffic impact to Karr Road, and quality of life. The remaining comments requested general information. A number of the residents spoke at the City Commission hearing in 2025.

Timeline of Review

Initial Submittal Date	September 17, 2024
Number of Review Cycles	6
Item(s) Ready for Agenda	October 17, 2025
City Planning Commission	November 12, 2025
City Council 1 st Reading	December 9, 2025
City Council 2 nd Reading	January 13, 2026 (Application Withdrawn from CC agenda)
City Planning Commission	February 11, 2026 (Reconsideration)

Agency Review

Traffic Impact Study

No comments received.

School District

No comments received. The School Site Dedication Ordinance is still applicable to any new residential development.

Parks

The Park Land Dedication Ordinance will be applicable for any residential development proposed, to be evaluated with the future development plan. Citywide Development Impact (Police & Fire) Fees will be applicable to any future residential or commercial development, to be evaluated with the future development plan.

Stormwater Enterprise (SWENT)

No comments received.

Colorado Springs Utilities (CSU)

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) Aviation Easement: An aviation easement is required or provided proof of previous recording (book/page or reception number). An aviation note must be added to the plat. (2) FAA Form 7460-1: If use of equipment (permanent or temporary) exceeds 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.

Zoning Map Amendment (Rezone)

Summary of Application

The project site is 2.17 acres located at 4880 Airport Road. This site is vacant with no established land use. Current zoning is R1-6 (Single-Family – Medium), which is intended for single-family land use on at least a 6,000 square-foot lot. The request is to be rezoned to R-5 (Multi-Family, High), which allows residential land uses up to 25 dwelling units per

acre. This site is surrounded by single-family residential and religious institution land uses which are either zoned R1-6 (North, East and South) or R-5 (West). There are, however, multi-family residential uses development and entitled near this site to the east and west. The developer intends to establish a multi-family residential use in the future. City Planning staff accepted a Land Use Statement in lieu of a Land Use Plan. Please refer to Attachment 1 – Project Statement and Attachment 2 – Land Use Statement for more details.

City Planning Commission originally considered this item on November 11, 2025, with a decision to deny (Aye: 3- Chair Casey, Commissioner Clements and Commissioner Engel. Against: Vice Chair Hensler and Commissioner Case. Absent: 6 – Commissioner Cecil, Commissioner Slattery, Commissioner Robbins, Commissioner Sipilovic, Commissioner Gigiano, and Commissioner Willoughby) based upon the findings that there will be negative impact on the surrounding properties, unknown traffic on Karr Road, and the uses could potential consist of a development intensity that is not compatible with the surrounding properties. Chair Casey also noted that the application doesn't meet criteria number 4.

This item was set to move forward to City Council on January 13, 2026; however, based on information provided from the City Attorney's office, City Council elected to pull the application from the agenda. This action was not a final decision on the project, so the application is still active. To ensure the City's decision-making procedures are maintained, City Planning has considered the new information as a basis for the application for reconsideration by City Planning Commission before City Council further considers the item. The new information provided includes an updated project statement and a conceptual information pertaining to the future development of the site (Attachment 1 – Project Statement). Based on the provided information, developer intends to construct an approximately 50-unit three-story multi-family residential building. From a site design perspective, on-site detention is envisioned to account for more than one-acre, off-street parking will be provided and outdoor amenity and landscape spaces are also envisioned. The future development will be accessed via a single point of ingress/egress off Karr Road.

Application Review Criteria

UDC Code Section 7.5.704.D

An application for an amendment to the zoning map shall be subject to the following 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).***

The proposed zone change is consistent with the goals and policies of the Colorado Springs Comprehensive Plan and is not located within an established Master Plan boundary. Please see the PlanCOS section of the report.

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

The proposed zone will not be detrimental to the public interest, health, safety, convenience, or general welfare. Given the site's adjacency to a major roadway, proximity to high intense uses/zone districts, the site is well positioned for development. The envisioned multi-family residential use will promote public interest, health, safety and 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).***

Per the applicant's project statement, City Code Section 7.2.207.A states, "The R-5 zone district accommodates attached and detached single-family, two-family, and multi-family dwelling structures at the highest density permitted in the City's standard residential districts (non-R-Flex)." The surrounding area is already developed with single-family, multi-family, and mobile home park uses. The proposed R-5 zone district and developer's envisioned land use are consistent with the developed land use pattern in the area. The zone district dimensional standards will reasonably limit development of the site to a maximum of 50 units. The current R-1 6 zone district potentially allows up to 15 dwelling units per acre based only on lot size, but it would likely be less due to constraints related to providing access to each individual lot.

- 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.

The applicant has proposed rezoning to R-5, which allows all types of residential use. Future entitlements will need to demonstrate compatibility with design and compliance with dimensional standards for the zone district.

- 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 site is 2.17 acres and does not have an established land use, as such occupants or tenants will be dislocated.

- 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).**

Pursuant to City Code, a Land Use Statement was accepted in lieu of a Land Use Plan.

- 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 are no pre-existing Concept Plans for the area or property being amended with this Zoning Map Amendment application. The applicant submitted a Land Use Statement that describes the envisioned land use and development approach for the property.

- 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.**

The application does not create an 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.**

This application does not establish a PDZ 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)). (Ord. 23-03)**

The applicant is not requesting or anticipating any variance from City Code standards of the R-5/AP-O zone districts.

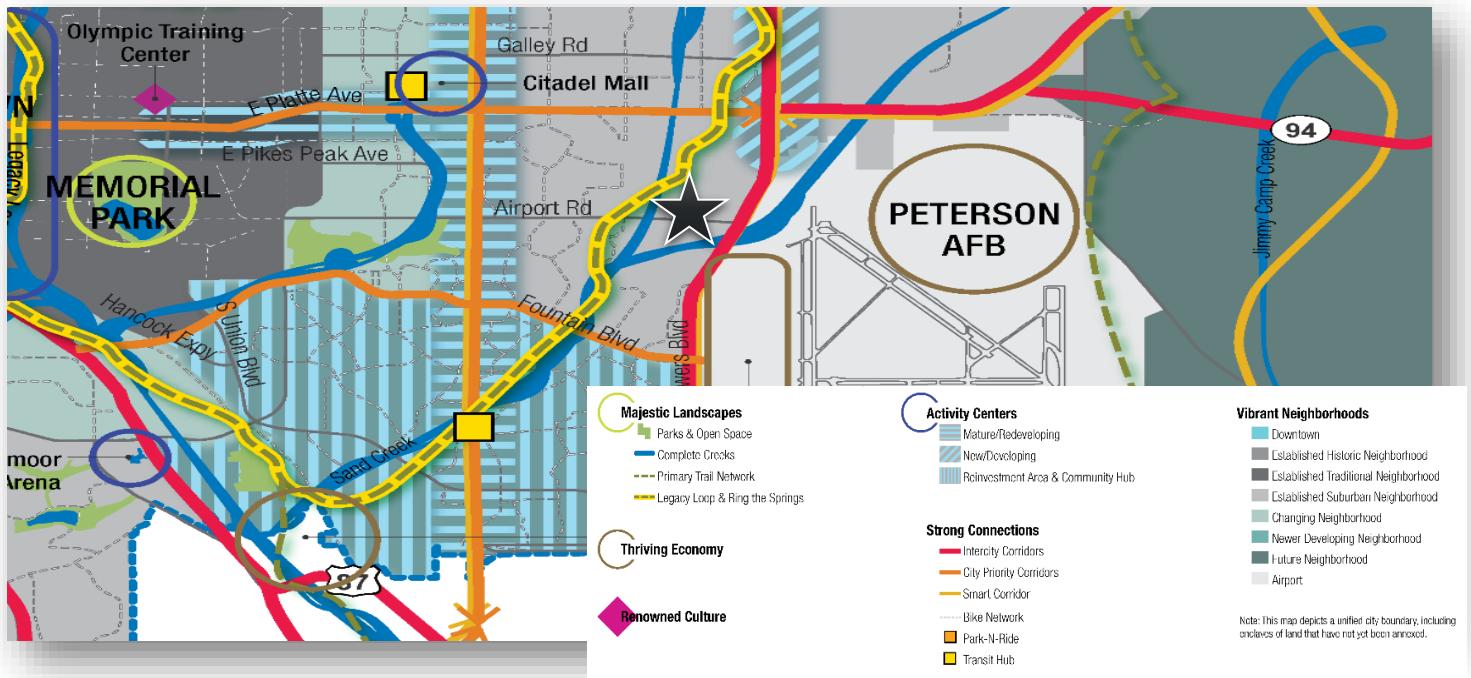
After evaluation of the Zoning Map Amendment for 4880 Airport Road, the application meets the review criteria. However, public works is requesting a condition be added to the approval that requires a land dedication for Airport Road. This will be accomplished either by plat or deed transfer to the City. The applicant has been notified of the proposed condition and has no issue with the exaction.

Compliance with Relevant Guiding Plans and Overlays

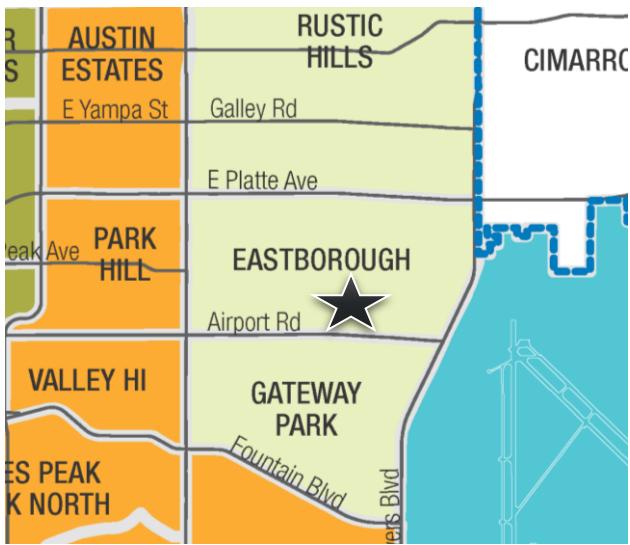
This site is not subject to any guiding plans (except PlanCOS) and is subject to the Airport Overlay zone district. Future entitlement applications will be reviewed to ensure compliance with the Airport Overlay zone district.

Compliance with PlanCOS

PlanCOS Vision



Per the PlanCOS Vision Map, 4880 Airport Road (project site) is located within the Established Suburban Neighborhood typology in the Vibrant Neighborhoods Framework. Areas within this typology are contain predominantly built-out neighborhoods that have been established for several decades. Generally, not a lot of new development occurs except as infill projects or by redevelopment. Infill and redevelopment projects should prioritize compatibility with the surrounding area and safe connectivity.



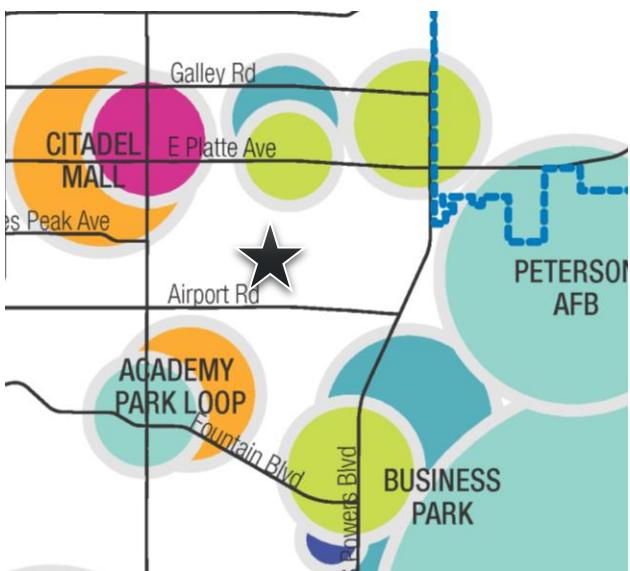
Predominant Typology

- Downtown
- Established Traditional Neighborhood
- Newer Developing Neighborhood
- Established Suburban Neighborhood
- Changing Neighborhood
- Established Historic Neighborhood
- Airport
- Future Neighborhood

Vibrant Neighborhoods

Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs

Strategy VN-2. A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.



Predominant Typology

- Cornerstone Institutions
- Life and Style
- Spinoffs and Startups
- The Experience Economy
- Industry Icons
- Critical Support

Thriving Economy

Strategy TE-1.C-3: Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation

Strategy TE-1.C-5: Provide for convenient access to quality goods and services that support major employment areas, through a combination of proactive and responsive planning, zoning, and development approval actions

Statement of Compliance

ZONE-24-0020 – 4880 Airport Road Rezone

After evaluation of the Zoning Map Amendment (Rezone) for 4880 Airport Road, the application meets the review criteria as set forth in City Code Section 7.5.704-D with the following condition of approval:

- a. The owner/developer must dedicate approximately 20-ft of property to Airport Road right-of-way by plat or deed to the City of Colorado Springs.