



# 4880 AIRPORT ROAD REZONE

CITY PLANNING COMMISSION

FORMAL MEETING – November 11, 2025



# 4880 AIRPORT ROAD - REZONE

## 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

Zoning Map Amendment with Land Use Statement

## VICINITY MAP



# 4880 AIRPORT ROAD - REZONE

## PROJECT SUMMARY

File #(s):

ZONE-24-0020

### Project Proposal:

- Rezone from R1-6 (Single-Family – Medium) to R-5 (Multi-Family – High), which allows all residential use types.
- Future Use: Multi-Family Residential (Apartments) per the project statement.

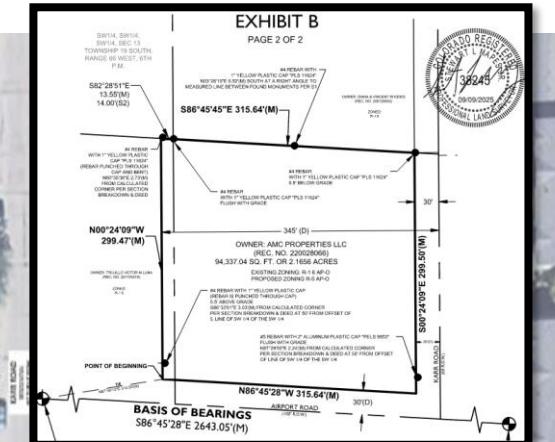
### R-5 Dimensional Standards

Max Density: 25 DU/AC

#### Setbacks:

- Front: 20 feet
- Side: 5 feet
- Rear: 15 feet
- Max Height: 50 feet

## 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

# 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	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**

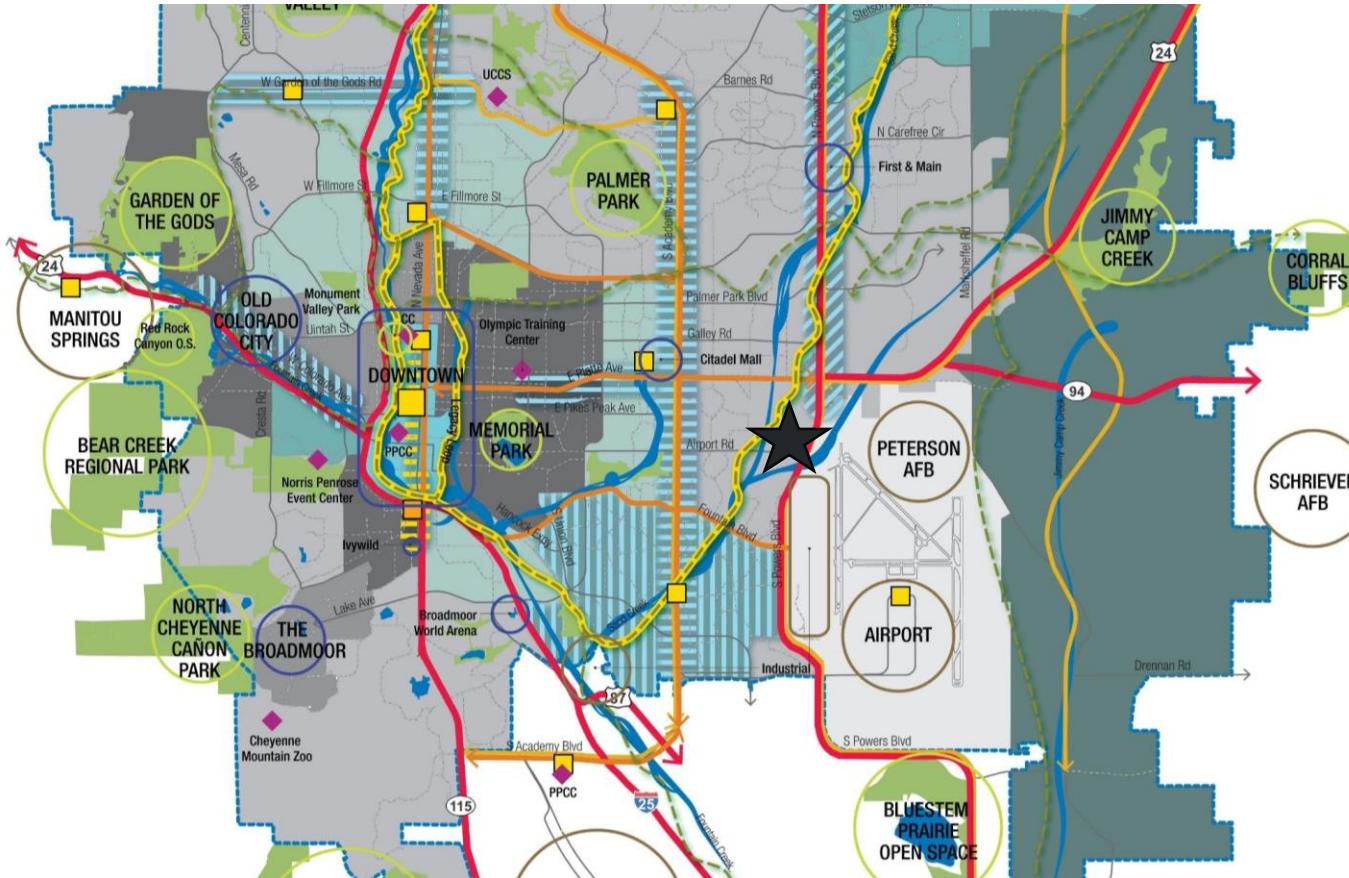
Airport staff recommends no objections with the following conditions: (1) Avigation Easement: An avigation easement is required or provided proof of previous recording (book/page or reception number). Add avigation note to plat. (2) FAA Form 7460-1: If use of equipment (permanent or temporary) will exceed 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



#### Activity Centers

- Mature/Redeveloping
- New/Developing
- Reinvestment Area & Community Hub



#### Renowned Culture

- 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

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

# PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions

### ZONE-24-0020: 4880 AIRPORT ROAD REZONE

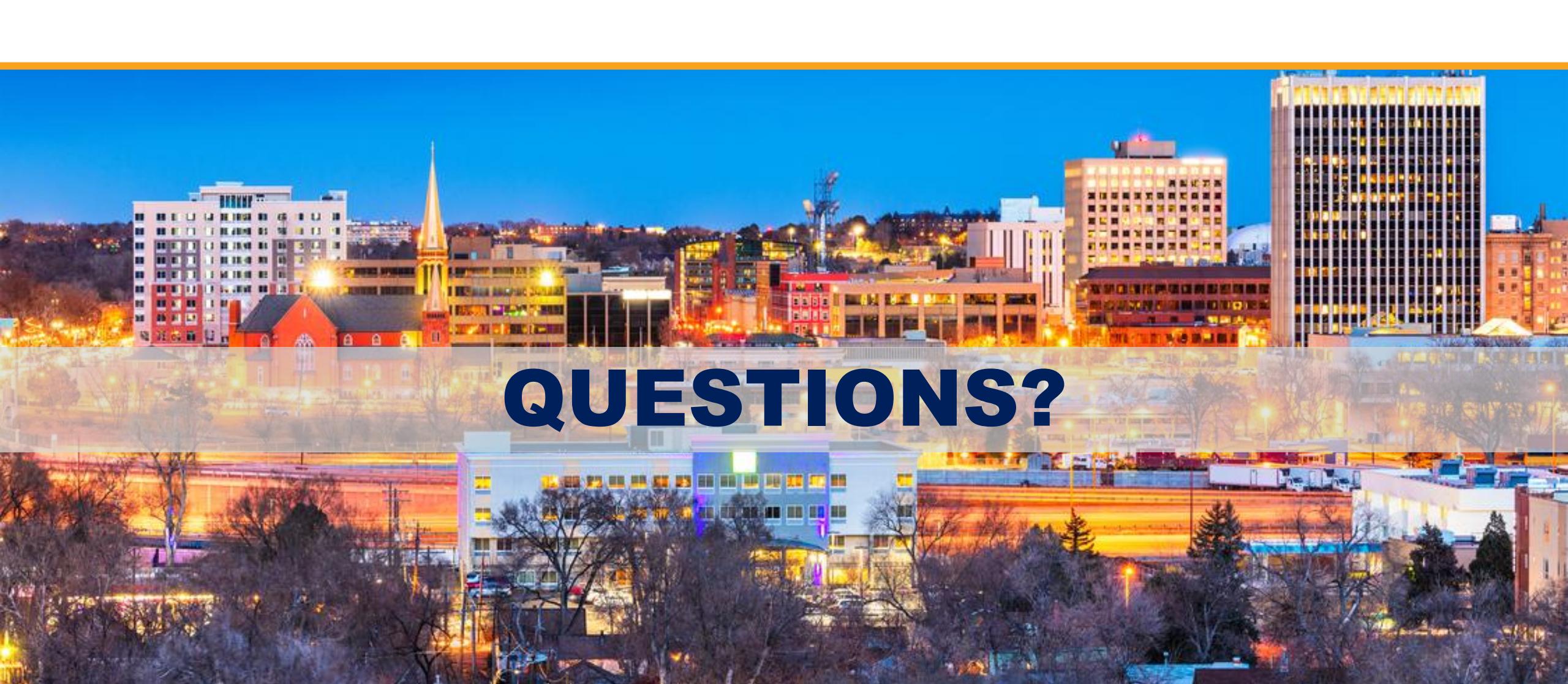
#### **Motion to Approve**

Recommend approval to City Council the zone change of 2.17 acres 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 findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704 with the following condition:

1. The owner/developer must dedicate approximately 20-ft of property to Airport Road Right-of-Way by Plat or Deed to the City based on Traffic Engineering requirements.

#### **Motion to Deny**

Deny the zone change of 2.17 acres 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 findings that the request does not comply with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.



# QUESTIONS?

