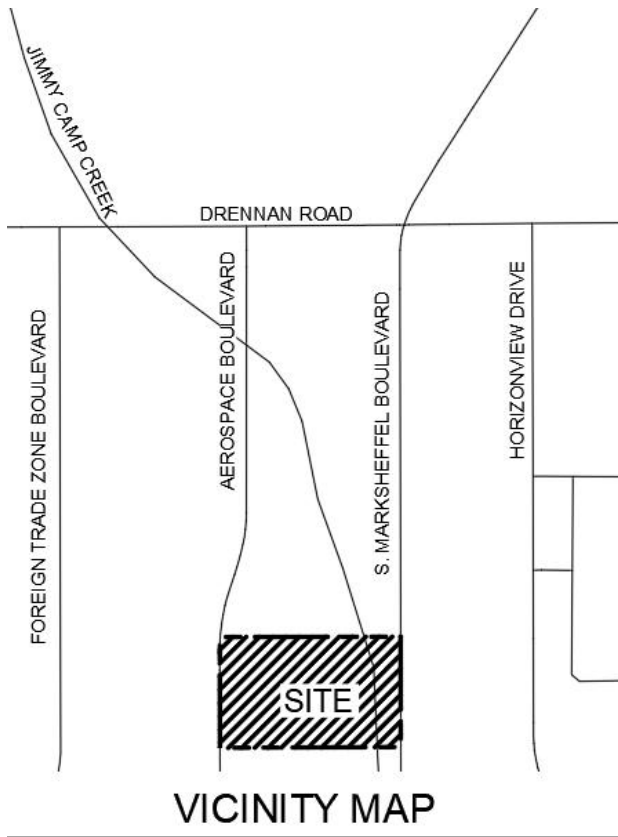


DORADO TRANSPORT

Land Use Plan Waiver and Zone Amendment Applications
January 2025 – Amended May 2025



Applicant/Owner/Developer:

Dorado's Real Estate LLC
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Colorado Springs, CO 80925
Tel: (719) 475-1422
Contact: Diego ____

Planning/Engineer:

Kimley-Horn and Associates Inc.
2 N. Nevada Ave.,
Colorado Springs, CO 80903
(719) 460-1947
Contact: Jim Houk

PROJECT OBJECTIVES:

On behalf of Dorado's Real Estate LLC, Kimley-Horn and Associates requests the review and approval of:

1. **Zoning Map Amendment:** A Zoning Map Amendment of approximately 7.03 total acres of zone of Business Park (BP). Although outside storage is not a permissible primary use under the Development Code, the proposed use falls within the current framework of the approved Banning Lewis Ranch Master plan.
 - a. AP-O (Airport Overlay District) No change is proposed.
 - b. APZ-2 (Accident Potential Subzone 2) No change is proposed.
 - c. SS (Streamside Overlay District) No change is proposed.
2. **The Intent** of Zone Map Amendment is to amend Condition of Record I in ordinance 88-122:
 - 1.I.
 - a. The following uses are not permitted in the Research and Development District: I. Truck, tractor, trailer, bus storage yards or motor freight terminal.
3. **Banning Lewis Ranch Master Plan, Land Use Ordinance Amendment**
4. **Land Use Plan Modification Wavier:** Wavier due to scale of the project area (Code7.5.514.B.3).Eh,

LOCATION:

The site is located at 3875 Aerospace Boulevard Parcel No. 8803200008 approximately 1,800 feet from the intersection of Drennan Road and Aerospace Boulevard between Aerospace Boulevard and S. Marksheffel Boulevard.

Surrounding developments consist of:

- East – Zoned MX-M/CR AP-O & R1-6/CR AP-O (Vacant)
- North – Zoned BP/CR AP-O AP22 SS-O (Vacant)
- West – Zoned BP/CR AP-O (Development Plan Approved for Outside Storage)
- South – BP/CR SS-O AP-O (Vacant)

PROJECT DESCRIPTION:

The following application outline, criteria and justification are provided for the Zoning Map Amendment. This project intends to match the development framework and pattern of the surrounding area of light industrial and vehicle storage.

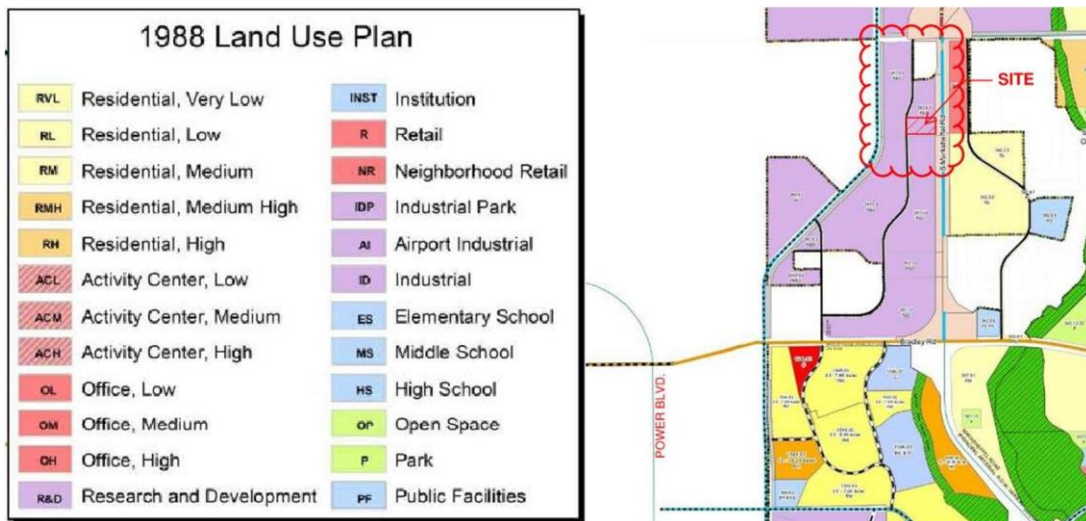
The goal for the project is to bring the property into compliance by a zone map amendment and update Ordinance No. 88-122 in order to bring into compliance with the updated land development code. It is understood within the Retool COS plan, PIP1 and PIP2 zones have been replaced by the Business Park (BP) zone. It is noted that this parcel is not within the nearby Opportunity Zone, however, it is adjacent to said zone. With an ever-growing community adjacent to the industrial zoned parcels, the project is considered as an opportunity for additional employment in the area for

adjacent residents of Colorado Spring and surrounding El Paso County.

The project also acknowledges the project context with the Banning Lewis Ranch Annexation and Master Plan. The proposed amendment is limited to the noted land use Ordinance 88-122 and related Amendment Section 7 (*Use-Research and Development Section*). The amendment addresses allowable uses within the (R&D) zone of the Land Use Plan. The following conditions of record apply to existing Master Planned Parcels (80, 91, 98, 116, 129, 139). The amendment modifies the language noted below. Existing land use plan notes and items (i) and number 4. Ordinance Notes:

1. The following Uses are not permitted in the research and development district.
 - a. Manufacture of dentures and drugs
 - b. Manufacture, mixing and packaging of ink and inked ribbons
 - c. Bottle works
 - d. Manufacture of brushes and brooms
 - e. Carpet and rug cleaning
 - f. Locker plants
 - g. Meat packing, processing and slaughtering of animals
 - h. Outdoor advertising signs
 - i. ~~Truck, tractor, trailer, bus storage yards or motor freight terminal~~
 - j. Silverware, plate and sterling, except as required in the manufacture, assembly or testing of semi-conductors or similar high technology products.
2. ~~No outdoor storage of components or stockpiling shall be permitted, but above ground storage of high pressure gas and chemicals used in the manufacture of high technology components shall be permitted.~~
3. The intent of the Research and Development Park is to create a campus-style landscaped park. To achieve this the following restrictions shall apply:
 - a. Uses as listed in the BP district are permitted with the exception of those listed in the conditions.
 - i. Dimensional standards:
 1. Minimum lot size: One acre
 2. Minimum yard dimensions:
 - a. Front yard- 50 feet
 - b. Side yard- 30 feet
 - c. Rear yard- 50 feet
 - ii. Allowed reduction in building setback through the provision of landscaped area. The minimum front yard dimension (building setback) may be reduced to a minimum of 30 feet if the entire setback area from the property line to building is landscaped where the setback occurs.
 - iii. Minimum distance of structures from an existing residential zone :100 feet
 - iv. Maximum percentage of the lot to be covered by buildings: 30 %
 - v. Maximum height of the buildings: 45 feet

1. Heavy equipment storage shall be allowed as employees pick up and drop of vehicles during the respective work hours.
 - a. All storage facilities shall comply with OSHA regulations identified under standard number 1910.141(c) along with standard number 1910.14(c)(1)(ii).



Banning Lewis Ranch Master Plan

GOALS, POLICIES AND STRATEGIES- COLORADO SPRINGS COMPREHENSIVE PLAN

The following is a list of goals from the Colorado Springs Comprehensive plan (PlanCOS) where the Dorado Transport proposal is aligned:

- Goal TE-1:** Build on our quality of place and existing competitive advantages.
- Goal TE-2:** Diversify the local economy by fostering a range of business types and sizes.
- Goal TE-3:** Continue and initiate regional coordination and partnerships focused on economic development and shared fiscal sustainability.
- Goal SC-4:** Achieve a more environmentally sustainable utilities systems for the city.

The following is a list of **Policies** from the Colorado Springs Comprehensive plan where the Dorado Transport proposal is aligned:

- Policy TE-1A:** Preserve and strengthen key economic sectors and strive to grow medium and high-wage jobs in targeted industry clusters.
- Policy TE1.D:** Enhance our cornerstone institutions (Typology 1) campuses, while also integrating them into the surrounding community.
- Policy TE-2.A:** Preserve and strengthen the city’s industry icons (Typology 5)

Policy TE-2.B: Create a positive atmosphere for spinoffs, startups, and entrepreneurship.

Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.

Policy TE-4.A: Prioritize development within the existing City boundaries and built environment (*not in the periphery*)

Policy SC-4.A: Efficiently use the existing utility system capacity.

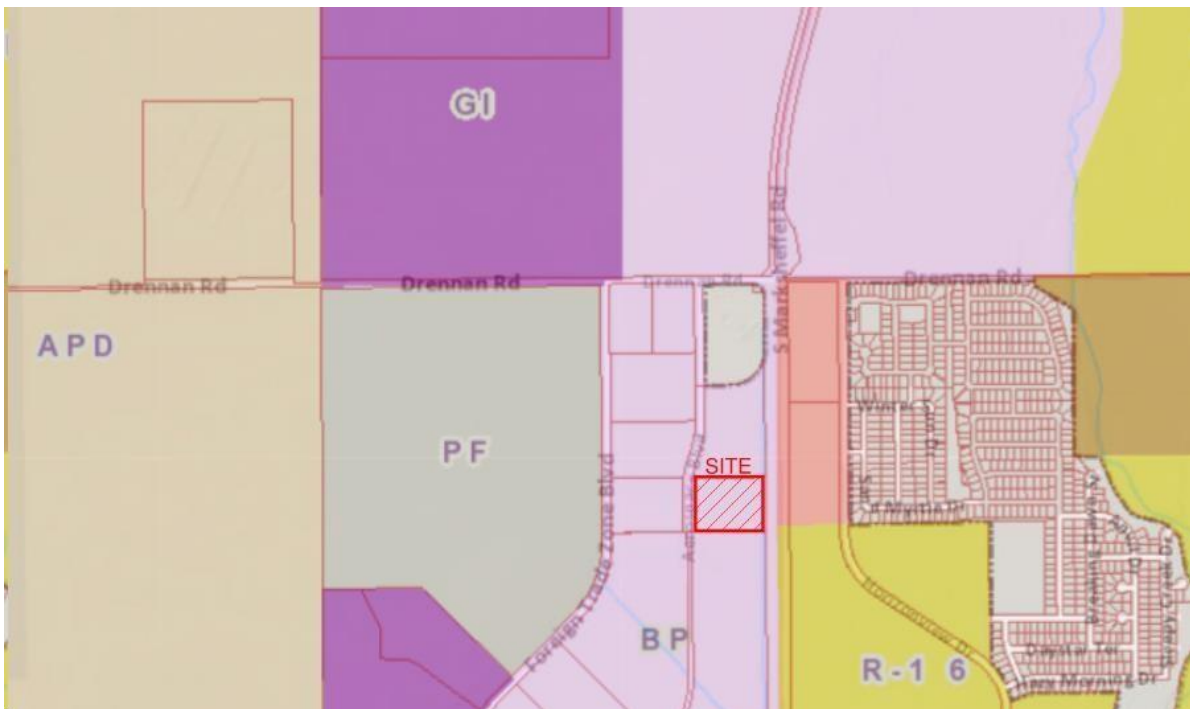
The following is a list of **Strategies** from the Colorado Springs Comprehensive plan where the Dorado Transport proposal is aligned:

Strategy TE-1.A-4: Target, create, and promote incentives for businesses and industries that foster growth and retention of jobs offering wages higher than the county average.

Strategy TE-1D-5: Support the growth and adaptation of Colorado Springs Airport to maintain its economic value as an air service provider for the city and region, and to strengthen its role as an integrated hub for economic development.

Strategy TE-2A-1: Identify, accommodate, and provide supportive zoning for key sites for industrial uses with good multimodal access to highways, railroads, and the Airport.

Surrounding Zoning



APPLICATION REQUESTS – REVIEW CRITERIA & JUSTIFICATIONS

UDC 7.5.705.D (Approval Criteria)

An application for an amendment to the zoning map shall be subject to the following criteria for approval: ***The project is not looking at a rezone.***

- A. 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).
 - a. **The proposed use is in compliance with the BP zone as the use will be light industrial and the lot and building standards will match those found in Table 7.2.4-A of the municipal code.**
 - **However, the proposed use is currently not in compliance with Ordinance No. 88-122, the goal is to formalize the utilization of the property and assist in the dedication of ROW from Colorado Centre Metropolitan District (CCMD) to the City of Colorado Springs (City).**

The proposed uses are in compliance with following strategies of PlanCOS:

- b. **Compliance with Strategy TE-1.A-4:** It is expected that jobs offering wages higher than the county average will be created and retained as a result of this project .
- c. **Compliance with Strategy TE-1D-5:** The location and use of this project will support the growth and adaptation of Colorado Springs Airport and aid in maintaining its economic value as an air service provider for the city and region.
- d. **Compliance with Strategy TE-2A-1:** The location of this industrial site will have good multimodal access to highways and to the airport.
- B. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
 - a. **The project will not be detrimental to the surrounding area, nor will it have impact the welfare of the area residents.**
- C. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

- a. The proposed land use is consistent with existing BP zone, and will be compliant with the BP zone. Properties near the site have gone through similar amendments to the property to allow vehicle storage, as well as, storage units. A site development plan to the adjacent property to the west has been approved for development for external storage, to be platted. All of which are compatible with the BP uses.**

- D. 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.
 - a. There is no impact to the current and surrounding designated zones. All of which are compatible with the allowed uses that are within the BP zone.**

- E. 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.
 - a. The zone change and proposed development will be consistent with the current and surrounding land uses. As previously stated, properties near the site have gone through similar amendments to allow vehicle storage, as well as, storage units. A site development plan to the adjacent property to the west has been approved for development for external storage, to be platted. A final plat will follow to formalize the plan, this will also incorporate a portion of Aerospace Boulevard to be dedicated to the city. As such, the zone change and proposed development will not create any dislocations of tenants or occupants of the property and will not have impacts that are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.**

- F. 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).
 - a. The Land Use Plan shall be waived within subsection 7.5.514.B.3.**

- G. 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.

- a. The Land Use Plan, Master Plan or Concept Plans are not to be amended and are consistent with the Banning Lewis Ranch Master Plan.**
 - b. See minor ordinance amendment noted above regarding use.**
- H. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS- 0 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-0 district.
 - a. Not Applicable.**
- I. 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.
 - a. This rezone will not be associated to a PDZ.**
- J. 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)).
 - a. The site is within the Airport Overlay (AP-O) zone and are in compliance under Section 7.2.6 review standards.**