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City of Colorado Springs
Land Use Review Design
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903

RE: Project Statement

Dear Mr. Sevigny

This application requests a rezone of Lot 2 of Colorado Springs Airport Filing 1D from current zoning of APD-AO (APZ2) to zone MX-M (APZ2). This application does not include the Geologic Hazard Report, Drainage Report or Traffic Analysis as these were completed previously under separate projects in the Airport Business Park. The proposed rezoning meets the review criteria:

1. The proposed rezoning is consistent with the goals and policies of 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).

This rezone is consistent with the goals and policies of the Colorado Springs Comprehensive Plan as it allows additional uses in the development of the Colorado Springs Airport business park and brings a needed use of an auto fueling station to the area.

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

The rezoning will not be detrimental to the public as it will be providing a service to the area that is currently not available and is not an unsafe use with negative health or environmental effects.

3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

The locations of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district as it to add an auto fueling station to the airport business park, which is a service that is needed by both the airport and the business park and is currently not available.

4. If the application proposed 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 application proposes to rezone an area of land under 10 acres that will be compatible with surrounding development and add a service to not only the surrounding developments in the business park but also the airport.

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 this application.

The change in zone will not create significant dislocations of tenants or occupants of the property as is currently a vacant lot surrounded by mostly vacant lots other than a few light industrial users.

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).

The Land Use Plan that accompanies this application complies with the applicable 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 consist with an amended zoning map.

The application is proposing a rezone to allow uses previously allowed under the approved Concept Plan but is no longer allowed per the updated UDC.

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 zoning map amendment required to create or amend the boundaries of the ADS-O district.



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Not Applicable.

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.

Not Applicable.

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)).

The proposed rezone complies with Airport Overlay District.

Please don't hesitate to reach out if you have any further questions.

Regards,

Jeff Mohr

Director of Engineering

720-250-8305