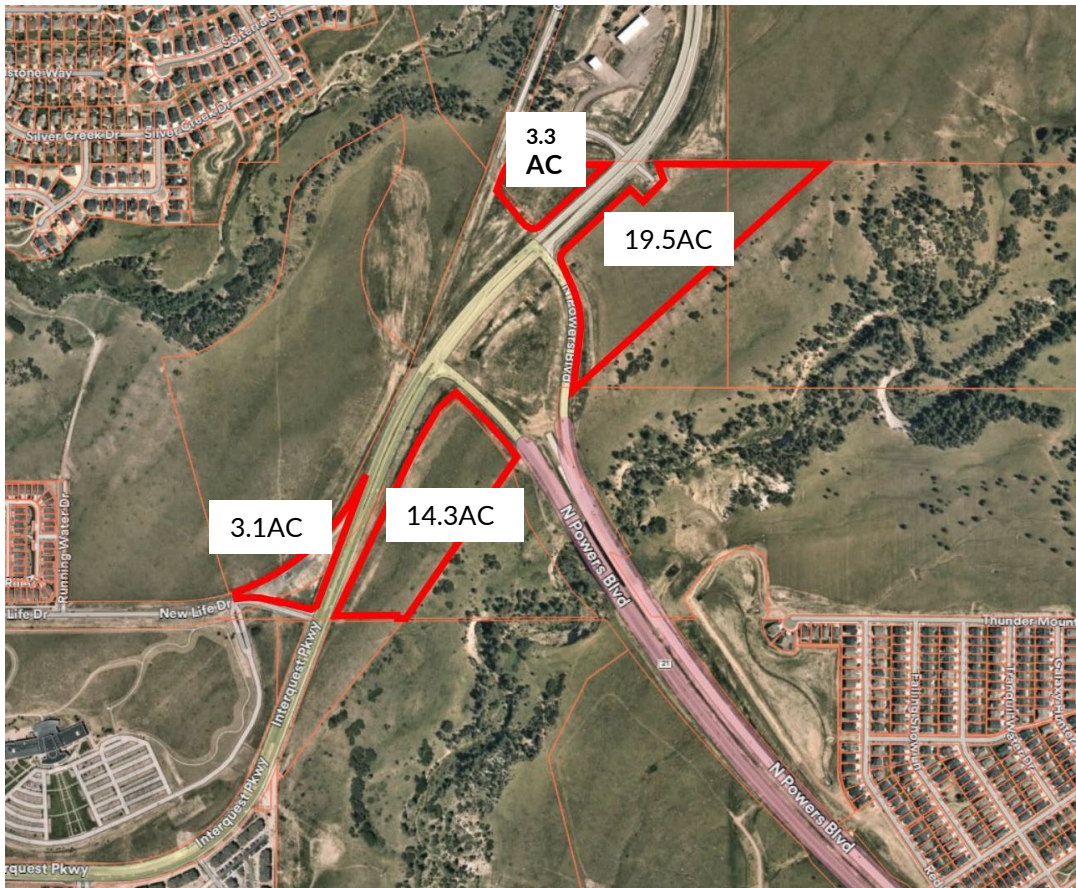


PROJECT STATEMENT
Kettle Creek Center
LAND USE PLAN and REZONING
April 16, 2024



Project Context & Description:

Matrix Design Group on behalf of Dean Venezia is submitting a Re-zoning and Land Use Plan for 40.2AC located at Highway 83 and Powers.

The site is divided into four segments with Interquest Pkwy/Highway 83 and N. Powers Blvd. running through it. Two segments are located north of N. Powers Blvd., with a 19.5 AC piece on the East side of Highway 83 and one 3.3AC piece located on the west side of Highway 83. The remaining two pieces are located south of N. Powers Blvd., with one 14.3AC piece in the SE corner of Highway 83 and N. Powers Blvd. The remaining 3.1AC piece is located on the west side of Highway 83 and south of N. Powers Blvd. The rezone and land use plan proposes to rezone 40.2AC from A to MX-M for commercial use. This area includes all of TSN: 6200000478, and parts of: 6200000698, 6200000516 and 6200000089.

All four portions of the site are accessed by Interquest Pkwy/Highway 83. Future interior access roads and intersection connections from adjacent properties will provide additional access. The site is currently zoned Agriculture (A). This application seeks to rezone 40.2AC of the total 310.69AC to MX-M, all remaining portions of the parcels will remain Agriculture.

Surrounding land uses to the site are PDZ zoning to the west of Interquest Pkwy. To the south is Agriculture, South-East is PDZ, East and North are Agricultural. N. Powers, a city expressway runs through the property and is planned to extend north of Interquest Parkway through Flying Horse Golf Course and Residential Development.

The site is within the Airforce Academy overlay. Notes respective to this have been added to the Land Use Plan.

Project Justification

Rezoning Review Criteria 7.5.704.D:

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 Rezoning and Land Use Plan is in compliance with all applicable standards of the UDC, City engineering Standards and Utilities. The proposed rezoning is supportive of the following Plan COS Neighborhood & Thriving Economy goals and policies:

Policy VN-3.C: Promote Neighborhood-Level Shopping and Service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.

Strategy VN-3.C-1: Assign land use designation and implement zoning to support and facilitate neighborhood activity centers within walking distance of residential areas.

Policy TE-4.A: Prioritize Development within the existing city boundaries and built environment (Not in the Periphery)

Strategy TE-4.A-2: Ensure land use regulations allow for increased density in areas identified for this, including Downtown, activity center, and urban corridors.

Strategy TE-4.A-3: Support greenfield development that includes mixed-use, higher density clusters, and quality design.

As a part of the Emerging Neighborhood Typology, MX-M zoning for commercial development at this location supports the vibrant neighborhood typology's goal of ensuring application of amenities within these neighborhoods in order to enhance their livability and adaptability as they mature. Commercial uses within this area are supportive of the Thriving Economy Typology of Industry Icons. The proposed uses support this typology by providing opportunities to grow and maintain diversified primary employment and manufacturing that attracts investment and provides a variety of jobs and opportunities for the local workforce. Highway 83 and Powers is an optimal location to support this typology because of its proximity to two major roads.

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

Rezoning this site to MX-M will support the public interest, convenience and general welfare by allowing for commercial development in the newer developing area of Kettle Creek neighborhood. This use will provide needed commercial resources adjacent to high traffic volume roadways, Flying Horse Golf Course Community and Agriculture. Commercial land uses surrounding Highway 83 and Powers will buffer the high traffic intensities of the roadways and transition higher intensity uses to the lower density land uses surrounding the property.

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 proposed 40.2 AC of MX-M commercial is split across 4 parcels encompassing Highway 83 and Powers. Commercial uses at this location, provide needed commercial in the area which will support the high traffic volumes of Highway 83 & Powers. The proposed site is a prime location for MX-M commercial because of its proximity to two major roadways and capability to transition high intensity land uses of the roadways to the adjacent surrounding lower intensity land uses.

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 proposed commercial site is served by Interquest Parkway, a principal arterial, and Powers Boulevard, a freeway. Several accesses are proposed into each of the 4 parcels, analysis of each access point is provided in the Traffic Impact Study. At this phase of development, all access points are conceptual in nature and will be finalized with the development plan. Based on our traffic study, no additional improvements will be required beyond the original access agreement.

Commercial uses at this location will buffer the high traffic land use intensities of both Interquest Parkway and Powers Boulevard to the lower intensity surrounding land uses of residential PDZ and A. All commercial development will be limited to 50' in height and MX-M building setbacks. In addition to buffering, commercial development at this location will provide needed commercial resources for the surrounding low intensity development, which is a supportive goal of the Thriving Economy & Vibrant Neighborhood typologies.

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;*

This application is to rezone 40.2AC of land split across 4 parcels. The rezoning allows for commercial development to be centered around Highway 83 and Power Blvd. This development will unify the intersection, buffer high intensity land uses and provide needed commercial within the Kettle Creek Neighborhood. These proposed uses are supportive of the Vibrant Neighborhood and Thriving Economy typology of Plan COS by providing opportunities for commercial such as, diversified primary employment and/or manufacturing. Commercial development at Highway 83 & Powers supports the Vibrant Neighborhoods typology by providing needed amenities within the Kettle Creek Neighborhood which will ultimately enhance the livability of place as the development matures.

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 proposed Land Use Plan, included with this application, complies with Section 7.5.514C.3 of the UDC. See analysis below.

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 approved Concept Plans for this area.

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;*

N/A

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;*

The proposed rezone is for MX-M Commercial.

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 proposed Commercial uses fulfills the intent of the MX-M zone by providing new activity center in an emerging area. This area is within the Airforce Academy overlay. Notes regarding noise impacts are shown on the Land Use Plan. These notes will be added to the future development plan.

Land Use Plan Review Criteria 7.5.514.C.3:

- A. *Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;*

See above analysis. Proposed land uses are consistent with the Vibrant Neighborhood and Thriving Economy typologies of Plan COS. MX-M zoning at this location supports these typologies by allowing diversified commercial uses, such as primary employment and manufacturing, that will serve as a neighborhood amenity, in an emerging area of growth.

- B. *Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;*

Development within the MX-M zoned areas will meet the standard dimensional requirements of the MX-M.

- C. *Compatibility with the land uses and development intensities surrounding the property;*

Partial rezone and land use to allow for 40.2AC of commercial surrounding Highway 83 and Powers will buffer the high intensity land uses of the roadways, provided needed commercial in the area and transition land uses to the adjacent lower intensity PDZ and Agricultural uses.

- D. *Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;*

See analysis above. Based on the traffic study completed by Matrix Design Group April

2024, no necessary improvements above what was envisioned in the original access agreement will be required. Final location of access points and related impacts will be determined at time of Development Plan.

E. *Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;*

See above analysis.

F. *Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;*

See above analysis.

G. *Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts;*

The proposed four segments of commercial total 40.2AC surround Highway 83 and Powers with two portions (17.4AC) south of Powers and two segments north (22.8). Commercial in these areas will buffer the high intensity land uses of Highway 83 and Powers to the lower intensity surrounding land uses of PDZ and Agriculture. All commercial development will meet the MX-M setback and building height restrictions. Character of the development will be determined with the development plan.