



6473 VINCENT DRIVE – ZONING MAP AMENDMENT

CITY PLANNING COMMISSION

FORMAL MEETING – JANUARY 14, 2026



6473 VINCENT DRIVE REZONE

QUICK FACTS

Address:

6473 Vincent Drive

Zoning and Overlays

Current: A/PDZ/R-1 6/HS-O/AF-O

(Agriculture, Planned Development Zone, Single-Family Medium with Hillside and United States Air Force Academy Overlays)

Proposed: MX-N/HS-O/AF-O (Mixed-Use Neighborhood Scale with Hillside and United States Air Force Academy Overlays)

Site Area

2.93 Acres

Proposed Land Use

Commercial/Office

Application

Zone Change with Land Use Statement

VICINITY MAP



6473 VINCENT DRIVE REZONE

PROJECT SUMMARY

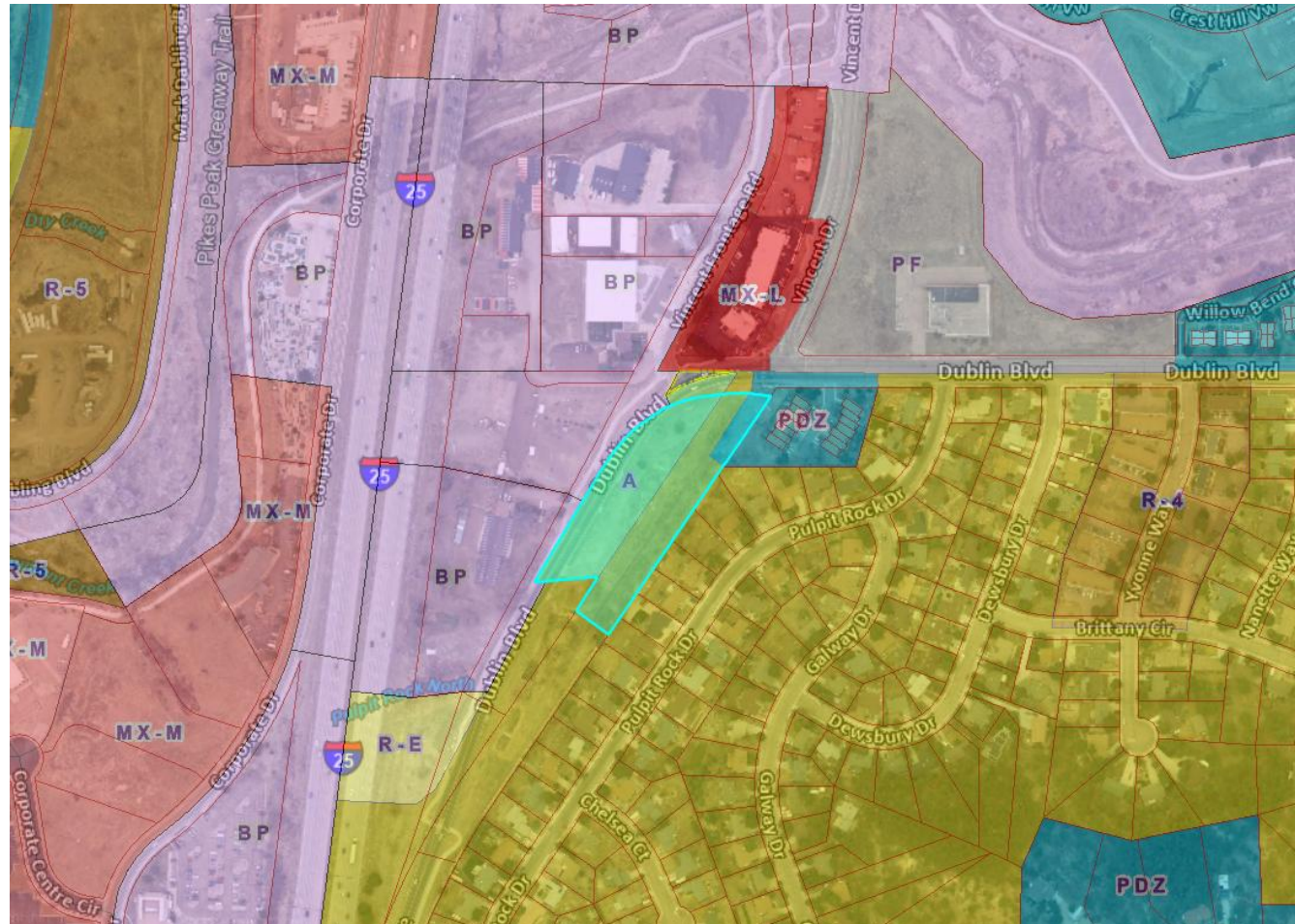
File #(s):

ZONE-25-0010

Project Proposal:

Rezone undeveloped tract to allow for future development potential.

ZONING MAP



TIMELINE OF REVIEW

Initial Submittal Date	June 3, 2025
Number of Review Cycles	Three cycles for the Zoning Map Amendment application
Item(s) Ready for Agenda	August 27, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (<i>Posters / Postcards</i>)	Initial Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	168 postcards
Number of Comments Received	5 comments

PUBLIC ENGAGEMENT

- Concerns were centered around traffic and safety.

AGENCY REVIEW

Traffic Engineering

Traffic Engineering comments have been addressed.

Stormwater Enterprise (SWENT)

SWENT did not have any comments regarding this application.

Colorado Springs Utilities (CSU)

Colorado Springs Utilities did not have comments with this applicant; however, they noted that they will provide comments at the time of the development plan entitlement stage.

City Surveyor

All Surveyor comments have been addressed.

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All Surveyor comments have been addressed.

Hillside Overlay

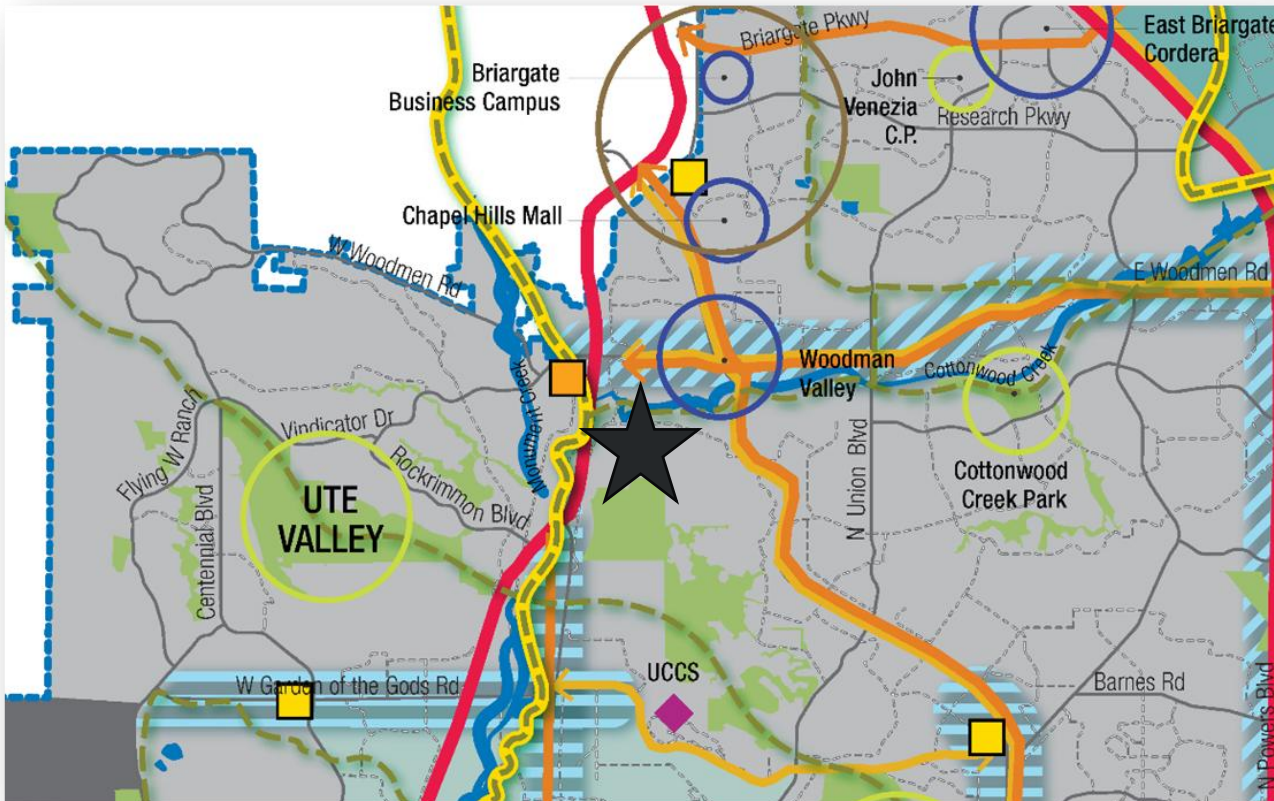
Hillside Overlay will not need to be retained with this rezoning request.

United States Air Force Academy

No comments related to this application.

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
- Thriving Economy**
- Renowned Culture**

- Activity Centers**
 - Mature/Redeveloping
 - New/Developing
 - Reinvestment Area & Community Hub
- Strong Connections**
 - Intercity Corridors
 - City Priority Corridors
 - Smart Corridor
 - Bike Network
 - Park-N-Ride
 - Transit Hub

- Vibrant Neighborhoods**
 - 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 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.*
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.*

APPLICATION REVIEW CRITERIA

7.5.704 Zoning Map Amendment

Criteria for Approval

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))*

Statement of Compliance

ZONE-25-0010

After evaluation of the Zone Map Amendment (Rezone) application for the 3473 Vincent Drive Rezone project, staff finds the application meets the review criteria.

PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

ZONE-25-0010 – Zoning Map Amendment

1. Motion to Approve

Recommend approval to City Council the zone change of 2.93 acres from A/PDZ/R-1 6/HS-O/AF-O (Agriculture, Planned Development Zone, Single-Family Medium with Hillside and United States Air Force Academy Overlays) to MX-N/AF-O (Mixed-Use Neighborhood Scale with United States Air Force Academy 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.

2. Motion to Deny

Recommend denial to City Council the zone change of 2.93 acres from A/PDZ/R-1 6/HS-O/AF-O (Agriculture, Planned Development Zone, Single-Family Medium with Hillside and United States Air Force Academy Overlays) to MX-N/AF-O (Mixed-Use Neighborhood Scale with Hillside and United States Air Force Academy 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.

