



6473 VINCENT DRIVE REZONE

Planning Commission February 11, 2026

Staff Report by Case Planner: Austin Cooper



Quick Facts

Applicant

HR Green – Brynhildr Halsten

Property Owner

6473 Vincent Drive, LLC

Address

6473 Vincent Drive

TSN

6317200008

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/AF-O (Mixed-Use Neighborhood Scale with United States Air Force Academy Overlay)

Site Area

2.93 Acres

Proposed Land Use

Commercial/Office

Applicable Code

UDC

Council District

District 1

Project Summary

The project includes an application for a Zone Map Amendment (Rezone) for 2.93 acres located southwest of Dublin Boulevard and Vincent Drive. The proposed Zone Map Amendment seeks to change the zoning 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).

File Number	Application Type	Decision Type
ZONE-25-0010	Zoning Map Amendment with Land Use Statement	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Mohl Hollow Annexation	July 12, 2016
	Golden Cycle Addition #1	April 1, 1966
Subdivision	None	Not applicable
Master Plan	None	Not applicable
Prior Enforcement Action	None	Not applicable

Site History

The subject property consists of 2.93 acres made up of a tract of land that has not yet been platted. The site is presently zoned 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) and is located immediately adjacent to the signalized intersection of Dublin Boulevard and Vincent Drive. In 2016, the eastern 1.26 acres of property was annexed into the city having previously been a county enclave surrounded by City property. The lot is currently vacant and has never been developed.

Applicable Code

The subject applications were submitted after the implementation date (June 5, 2023) of the ReTool project, and as such, the application was reviewed per the Unified Development Code (UDC) standards. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code (UDC).

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	Zoning	Existing Use	Special Conditions
North	MX-L/AF-O (Mixed-Use Large Scale with United States Air Force Academy Overlay)	Cottonwood Creek	N/A
West	BP/HS-O/AF-O (Business Park with Hillside and United States Air Force Academy Overlays)	Sunrise Kennels and Dog Training Center	N/A
South	R-1 6/HS-O/AF-O (Single-Family - Medium with Hillside and United States Air Force Academy Overlays)	Single Family Subdivision	N/A
East	PDZ/HS-O/AF-O (Planned Development Zone District with Hillside and United States Air Force Academy Overlays)	Townhome Development	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Administrative 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 (refer to Attachment 3 – Public Comments and Attachment 4 – Public Comment Response Letter).

Timeline of Review

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

Agency Review

Traffic Engineering

Traffic Engineering comments have been addressed in full.

Stormwater Enterprise (SWENT)

SWENT did not have any comments regarding this application.

Colorado Springs Utilities (CSU)

Colorado Springs Utilities did not have comments on this application but will provide input during the development plan entitlement stage.

City Surveyor

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.

Zone Map Amendment Application

Summary of Application

In accordance with City Code Section 7.5.704.A, the purpose of a Zone Map Amendment is to establish standards and provide a mechanism for the City to review and decide on an application to rezone property within the City's jurisdiction, where the City has determined that rezoning of those areas is appropriate. An application to establish or change the boundaries of any zone district is required to include a Land Use Plan unless it is waived or a development plan is submitted in conjunction with the Zoning Map Amendment request. The applicant requested a Land Use Plan waiver by submitting a Land Use Statement demonstrating that a Land Use Plan would not serve the purposes of the UDC because one or more of the criteria for a waiver outlined in City Code Section 7.5.514.B.3.a.(1)-(6) are met (refer to Attachment 2 – Land Use Statement).

(1) The land area under review is less than ten (10) acres and is planned to be developed in a single phase;

The site is 2.93 acres and will need to be platted to allow for any future development.

(2) The land is contained in and subject to a previously approved Master or Concept Plan.

The parcel is not included in a previously approved Master or Concept Plan.

(3) The land is included in a Development Plan application.

This application does not include a Development Plan.

(4) *The land area is part of an established surrounding development pattern.*

The mixed-use zoning designation supports PlanCOS objectives by providing commercial and residential opportunities similar to developments.

(5) *The proposed zoning pattern for the land aligns with adjacent existing zoning or development; and/or*

The proposed rezone to MX-N/HS-O/AF-O (Mixed-Use Neighborhood Scale with United States Air Force Academy Overlay) aligns with the adjacent existing uses to the north and west and offers a buffer of low scale development to the single family residential to the east. All relevant overlays have been retained.

(6) *Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.*

There are no proposed changes to major infrastructure or urban services.

Staff find that the request to waive the requirements for a Land Use Plan has been met in accordance with UDC Section 7.5.514.B.3.

Application Review Criteria

This application complies with Section 7.4.704 as described below.

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 Zoning Map amendment application has been evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. The proposed Zone Map Amendment and Land Use Statement are consistent with PlanCOS goals, policies, and strategies, as outlined below.

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

During the administrative review of this application, City agencies reviewed this application for its compliance with City standards and to identify any possible issues with the proposal. Residents expressed concerns about traffic; however, Traffic Engineering found no issues with this request and will review future Development Plans for traffic impacts.

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 zone change to MX-N (Mixed-Use Neighborhood Scale) is described in the Unified Development Code (UDC) as a district that is generally located at the edge of a residential neighborhood. MX-N (Mixed-Use Neighborhood Scale) will offer transitional zoning from the large scale commercial and industrial zoning in the north and west to the medium to low density residential to the south and east. There would be no direct vehicular access to the single-family residential neighborhood to the east.

4. *If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height, 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 to rezone can be characterized as a small area of land. This application demonstrates that its size, scale, height, and multi-modal traffic impacts are compatible with surrounding development.

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.

The land to be rezoned is currently vacant. Development would not lead to the dislocation of tenants or occupants.

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).

Not applicable. The application qualifies for a Land Use Statement and did not include a Land Use Plan with this application.

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.

Not applicable. There are no approved concept plans for the project site.

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.

Not applicable. ADS-O zoning district is not proposed.

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. The property is not proposed to be zoned PDZ (Planned Development Zone District).

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)).

Conformance with the AF-O (United States Air Force Academy Overlay) requires notes to be added to the development plans and plats within the USAFA Overlay to maintain the safety of the navigable airspace and to be free of obstacles in and around the Academy's airfield in compliance with 14 Code of Federal Regulations (CFR) Part 77. This will be reviewed and enforced during the development plan and platting processes for this site. The Hillside Overlay will not be retained as it was determined by the Hillside Overlay Planner and Engineering Development Review Department that the lot does not meet the criteria of the Hillside Overlay.

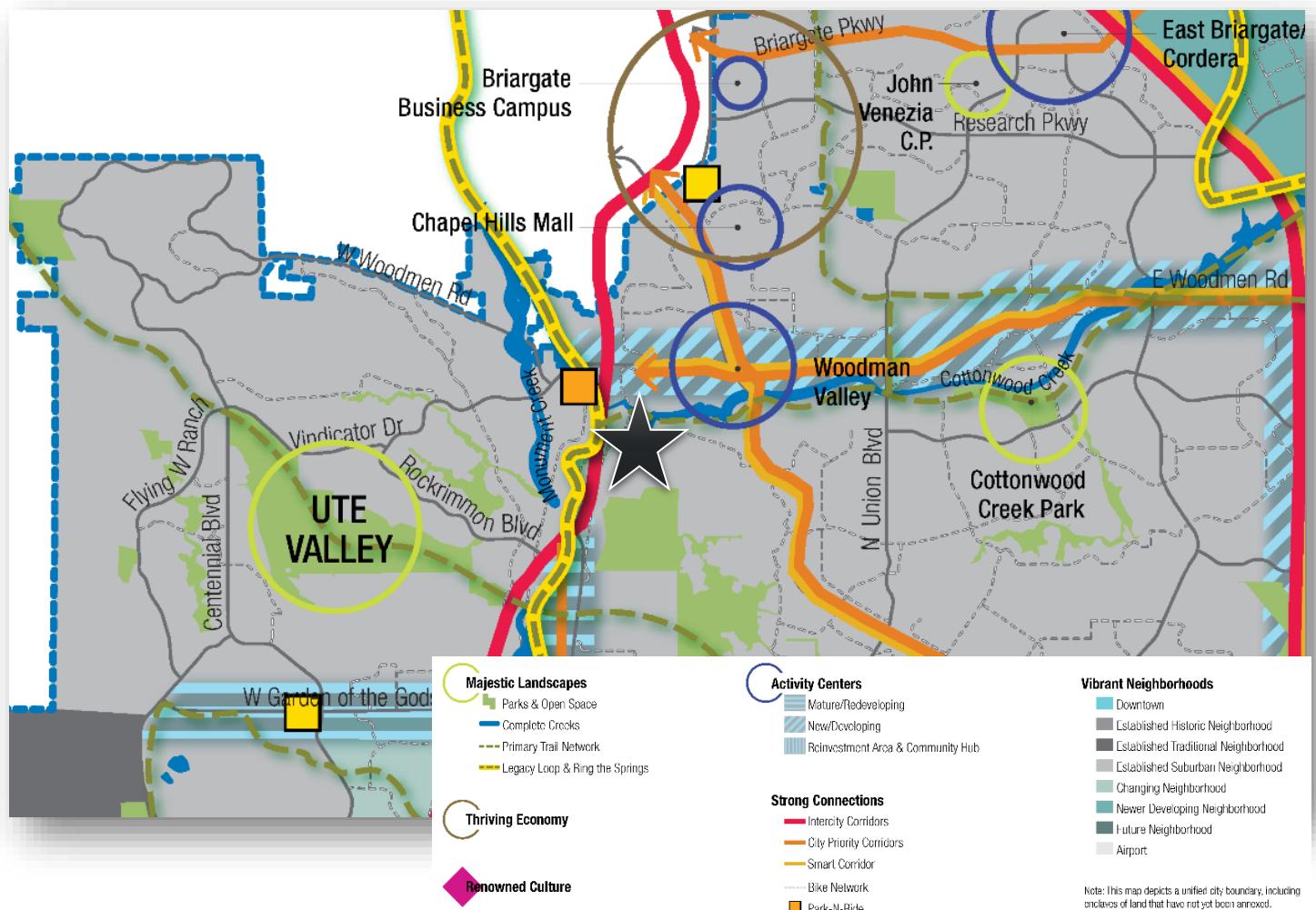
After evaluation of the Zoning Map Amendment and accompanying Land Use Statement for the 6473 Vincent Drive Rezone, the application meets the review criteria.

Compliance with Relevant Guiding Plans and Overlays

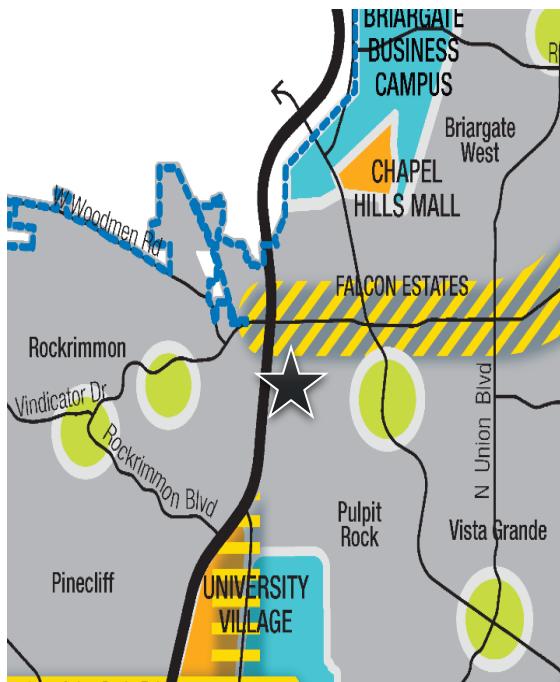
The subject property is not located within any established Master Plans, Land Use Plans or Concept Plans. Conformance with PlanCOS will be discussed below. Conformance with the AF-O (United States Air Force Academy Overlay) requires notes to be added to the development plans and plats within the United States Air Force Academy Overlay to maintain the safety of the navigable airspace and to be free of obstacles in and around the Academy's airfield in compliance with 14 Code of Federal Regulations (CFR) Part 77. This will be reviewed and enforced during the development plan and platting processes for this site. The Hillside Overlay will not be retained as it was determined that the site does not meet the characteristics of the Hillside Overlay.

Compliance with PlanCOS

PlanCOS Vision Map



According to PlanCOS, the property falls under the **Established Suburban Neighborhoods** typology. The goal of this neighborhood typology is to recognize, support, and enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. New development and/or redevelopment should incorporate elements of the existing neighborhoods.



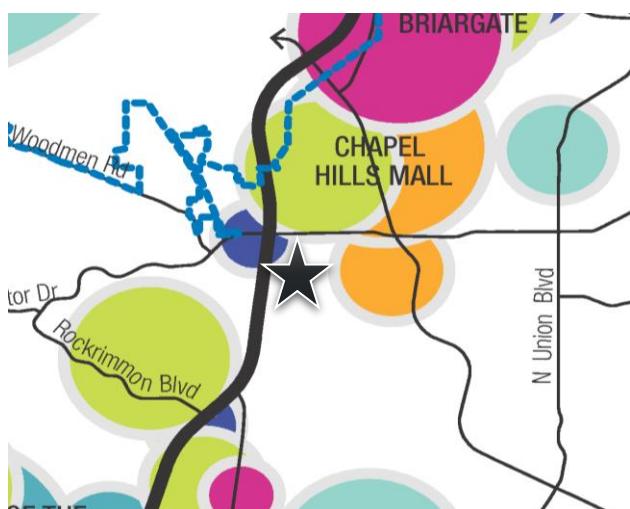
Predominant Typology

■ Neighborhood Centers	■ Mature/Redeveloping Corridors
● Community Activity Centers	■ New/Developing Corridors
■ Entertainment and Commercial Centers	■ Reinvestment Area and Community Hub
■ Regional Employment and Activity Centers	
■ Downtown	

Unique Places

The subject property is located near the "Neighborhood Center" typology which is intended to support existing land uses and encourage appropriate redevelopment efforts. The proposed Zone Map Amendment and Land Use Statement fulfill this typology through the following policies and strategies:

Strategy UP-4.C-1: Support additional mixing and integration of land uses as zoning use-by-right or administrative approval.



Predominant Typology

■ Cornerstone Institutions	■ Life and Style	■ City Boundary
● Spinoffs and Startups	■ Industry Icons	→ Interstate 25
■ The Experience Economy	■ Critical Support	— Major Roads

Thriving Economy

While the project site is located near but not in a Thriving Economy typology, the proposed use does satisfy several key policies within the Thriving Economy chapter of PlanCOS.

Strategy TE-2.C-3: Identify and develop new and underutilized areas as opportunities for unique attraction of new retail, dining, entertainment, and housing development.

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

Statements of Compliance

ZONE-25-0010 – Zone Map Amendment

After evaluation of the Zone Map Amendment application for the 6473 Vincent Drive Rezone project, staff find the application meets the review criteria.