



Central Bluffs Zone Change

CITY COUNCIL

2ND READING – July 9, 2024



Central Bluffs Zone Change

QUICK FACTS

Address:

4002 & 4006 Goldenrod Dr;
2910, 2914, 2918, 2922, 2930 Austin Bluffs
Parkway

Location (Area):

East of Union Boulevard, West of N
Academy Boulevard, North of Austin Bluffs
Parkway

Zoning and Overlays

Current: MX-N/SS-O; R-4/MX-N; & R-1 6
Proposed: PF/SS-O (Public Facility with
Streamside Overlay)

Site Area

8.09 acres (352,397 square feet)

Proposed Land Use

Future CSU Substation

APPLICATIONS

Zoning Map Amendment (Zone Change)
with Land Use Statement

VICINITY MAP



Central Bluffs Zone Change

PROJECT SUMMARY

File #(s):

ZONE-23-0028

Project Proposal:

Zoning Map Amendment (Zone Change) to set the framework for a future CSU substation by establishing the PF/ SS-O (Public Facility with Streamside Overlay) zone district.

Waiver to the land use plan requirements requested with the submittal of a Land Use Statement.

SITE PLAN



TIMELINE OF REVIEW



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|------------------------|------------------|
| Initial Submittal Date | November 1, 2023 |
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|-------------------------|-------|
| Number of Review Cycles | Three |
|-------------------------|-------|

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|--------------------------|----------------|
| Item(s) Ready for Agenda | April 15, 2024 |
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|---------------------|------------------------|
| Planning Commission | May 8, 2024 (Vote 8:1) |
|---------------------|------------------------|

STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

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|--|---|
| Public Notice Occurrences (Posters / Postcards) | Internal Review / Neighborhood Meeting / Prior to Planning Commission Hearing / Prior to City Council (poster and postcards each time) / affidavit of posting provided to staff |
| Postcard Mailing Radius | 1,000 feet |
| Number of Postcards Mailed | 241 Postcards |
| Number of Comments Received | 35 Comments Received |

PUBLIC ENGAGEMENT

- During the internal review, 35 public comments were received.
- Concerns raised related to noise, environmental impacts (wildlife, Templeton Gap Creek, existing vegetation), the height of the transmission towers and the proposed wall around the substation area, and effects on property values.
- Applicant team responded to public comments.
- Neighborhood meeting was held on January 30, 2024. This meeting was well attended.
- CSU held three community engagement meetings before a formal application submittal to the City.

AGENCY REVIEW



Traffic Engineering

Traffic Engineering had no comment on the zone change request. Traffic analysis is normally not required with a zone change request.

SWENT

SWENT had no comments on the proposed zone change.

Engineering Development Review

EDR had no comments on the proposed zone change.

Colorado Springs Utilities

CSU had no comments on the proposed zone change.

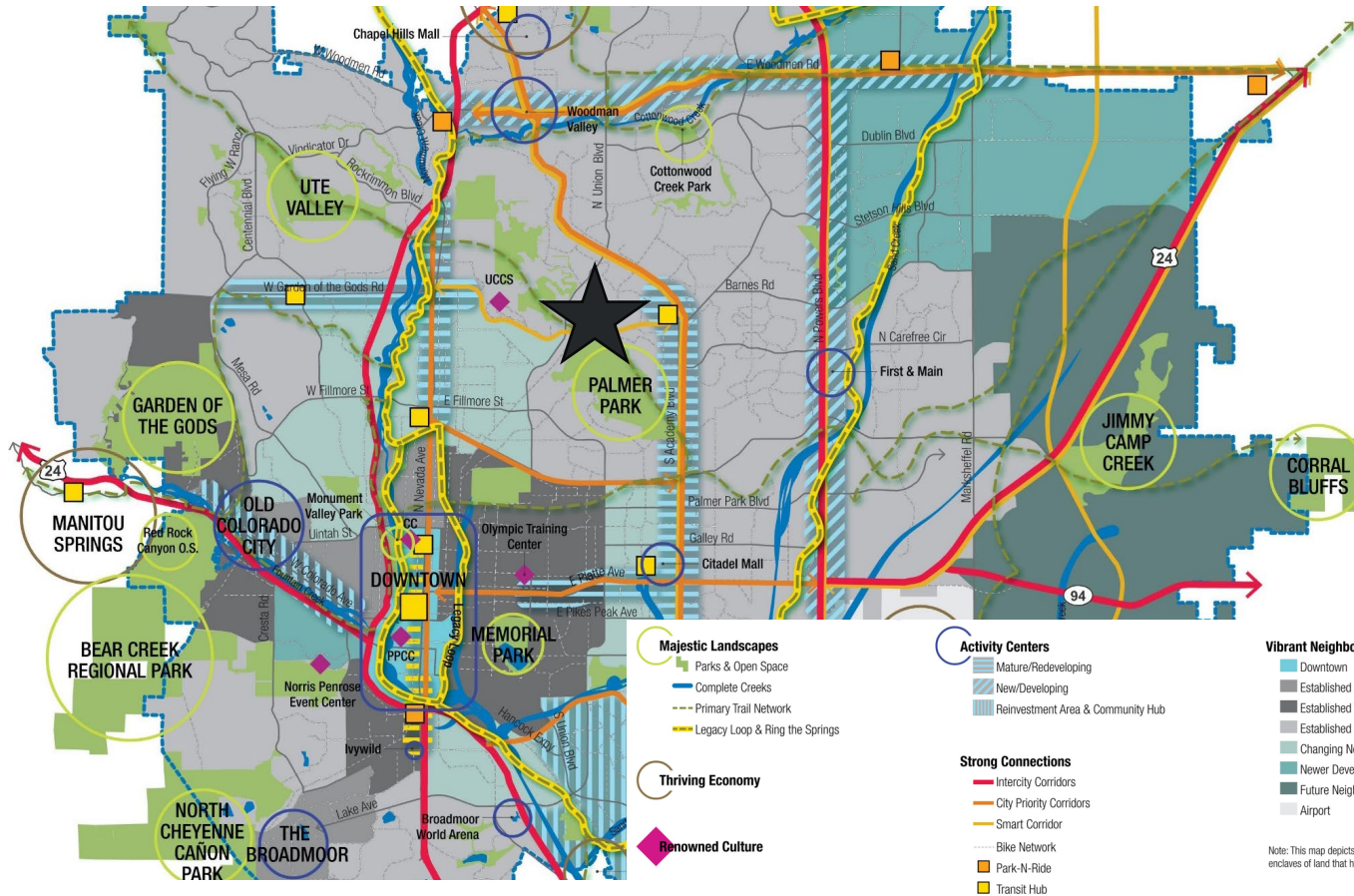
Licensed Surveyor under Land Use Review

Remaining technical modifications were addressed before City Council 1st hearing.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

PlanCOS Compliance



This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

APPLICATION REVIEW CRITERIA



7.5.704 Zoning Map Amendment (Rezoning)

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-23-0028

After evaluation of the request for a zoning map amendment (rezoning), the application meets the review criteria. ⁹

OPTIONAL MOTIONS



Optional Motions

ZONE-23-0028

Central Bluffs Zone Change

Motion to Approve

Adopt an ordinance amending the zoning map of the City of Colorado Springs related to 8.09 acres located at the northeast corner of Austin Bluffs Parkway and Goldenrod Drive from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay), R-4/MX-N (Multi-Family Low and Mixed-Use Neighborhood Scale), R-1 6 (Single-Family-Medium) to PF/SS-O (Public Facilities with Streamside 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.

Motion to Deny

Deny an ordinance amending the zoning map of the City of Colorado Springs related to 8.09 acres located at the northeast corner of Austin Bluffs Parkway and Goldenrod Drive from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay), R-4/MX-N (Multi-Family Low and Mixed-Use Neighborhood Scale), R-1 6 (Single-Family-Medium) to PF/SS-O (Public Facilities with Streamside Overlay) based upon the findings that the zone change does not comply with the criteria for a Zoning Map amendment as set forth in City Code Section 7.5.704.

