

Roller Coaster Zone Change

ZONE-23-0010

June 13, 2023

Katelynn Wintz, AICP
Planning Supervisor



Applications



Zone Change

An ordinance amending the zoning map of the City of Colorado Springs relating to 3.53 acres located at the southwest intersection of Roller Coaster Road and North Gate Boulevard from PBC/cr (Planned Business Center with conditions of record) to PBC (Planned Business Center [to be known as MX-M (Mixed Use Medium Scale)])

Vicinity Map



General Information



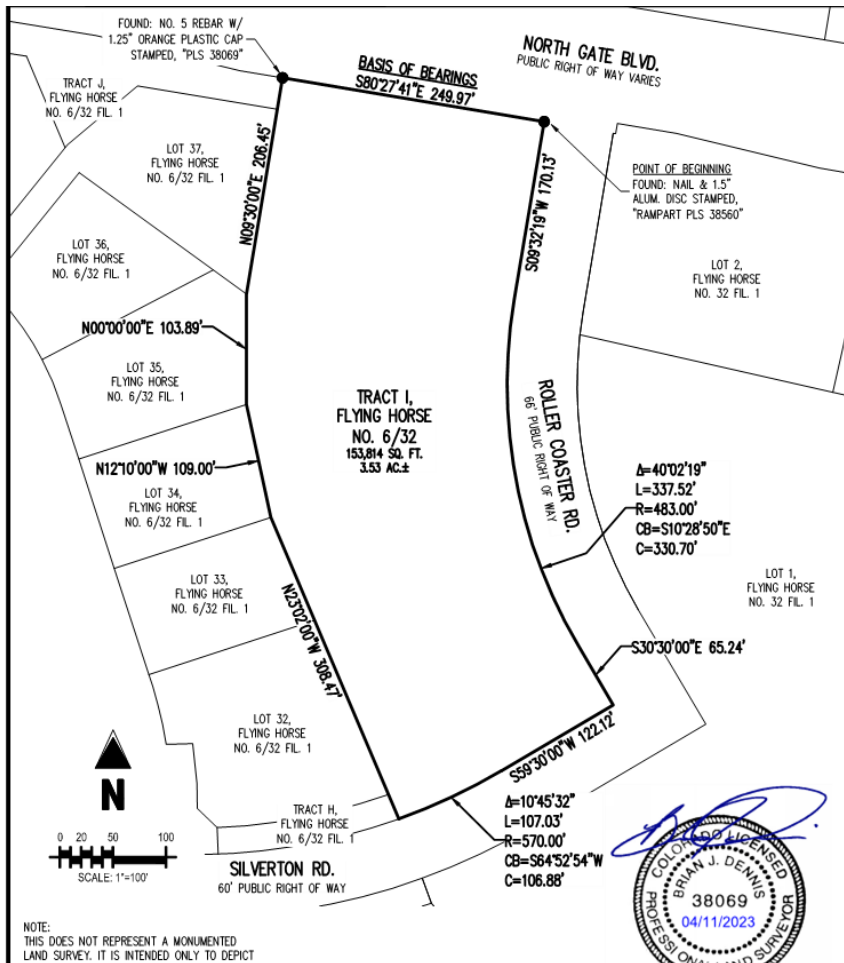
Background Information

- 3.5-acre property is vacant
- Existing Conditions of Record limit to religious institution uses only
- Zone change determined necessary after review of development plan application

Public Notice

- Postcards mailed to 139 property owners
- Poster on site
- Posting also occurred with the initial development plan application

Zone Change Request



Request to rezone to remove the conditions of record

PlanCOS



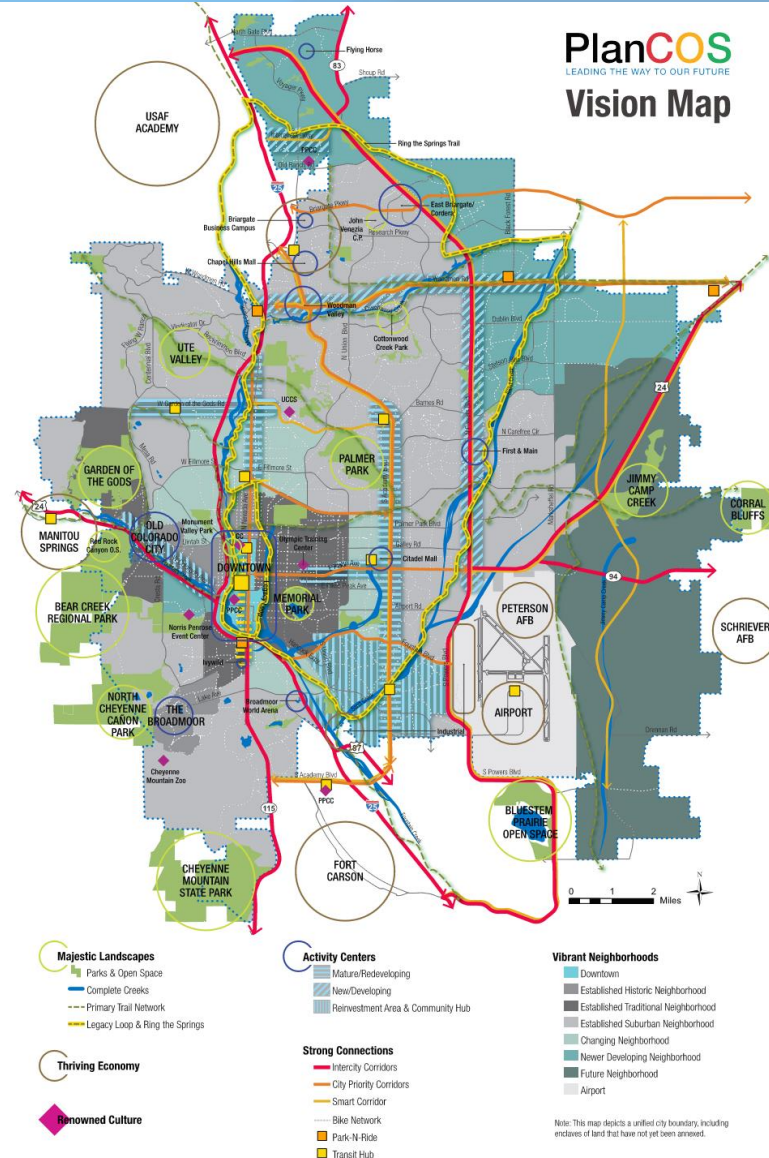
Newer Emerging Neighborhood

Resilient neighborhoods...mixed and integrated land uses

Develop areas already in, nearby, or surrounded by the City.

Life and Style typology - meet the daily needs of residents and businesses with high quality, varied and easily accessible options

PlanCOS LEADING THE WAY TO OUR FUTURE Vision Map



Recommendations



ZONE-23-0010

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 3.53 acres located at the southwest intersection of Roller Coaster Road and North Gate Boulevard from PBC/cr (Planned Business Center with conditions of record) to PBC (Planned Business Center [to be known as MX-M (Mixed Use Medium Scale)])