



## Item 5.C. - Dorado Transport - Zoning Map Amendment

CITY PLANNING COMMISSION

FORMAL MEETING – November 12, 2025



# Dorado Transport - Zoning Map Amendment

## QUICK FACTS

### Address:

3875 Aerospace Boulevard

### Location:

South of the intersection of Drennan Road and Aerospace Boulevard

### Zoning and Overlays

Current: BP/CR AP-O SS-O (Business Park with Conditions of Record, Airport Overlay, Streamside Overlay)

Proposed: BP/CR AP-O SS-O (removal of Sub-condition I of Condition 1 and all of Condition 2 from Ord. 88-122)

### Site Area

7.03 Acres

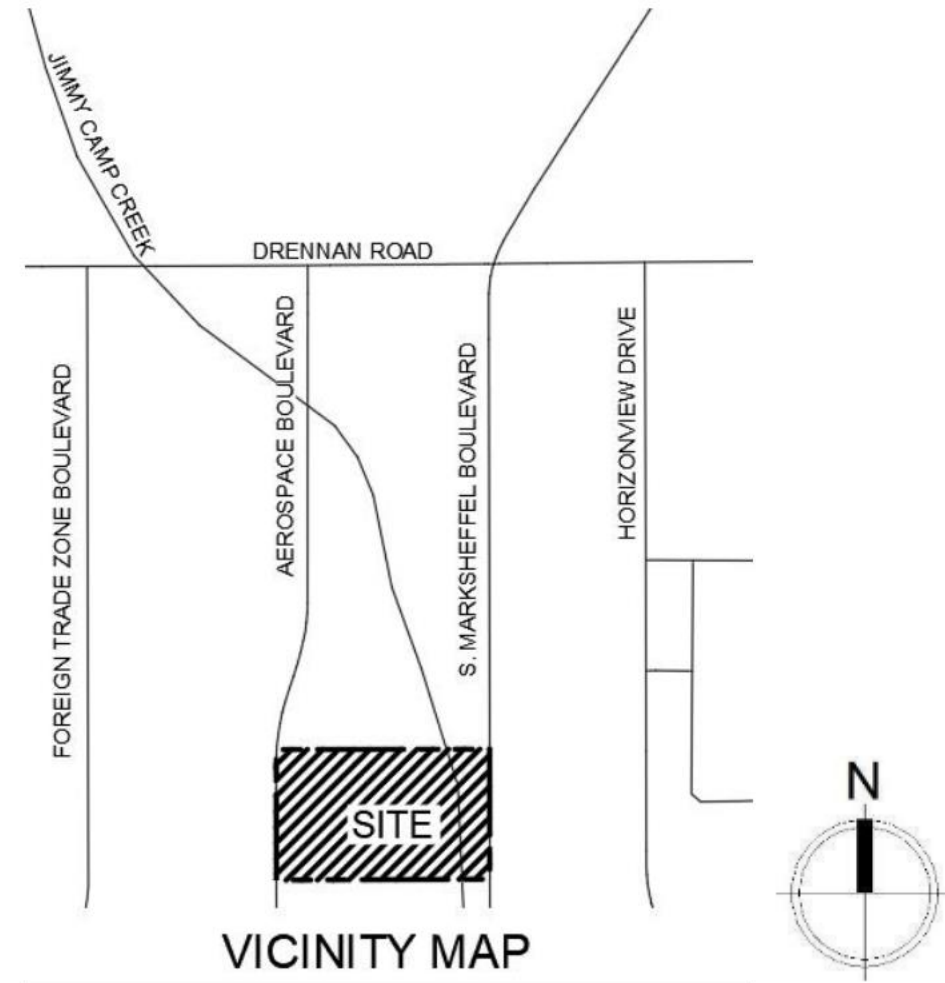
### Proposed Land Use

Heavy Vehicle and Equipment Storage

## APPLICATIONS

Zoning Map Amendment (Rezoning)

## VICINITY MAP



# Dorado Transport - Zoning Map Amendment

## PROJECT SUMMARY

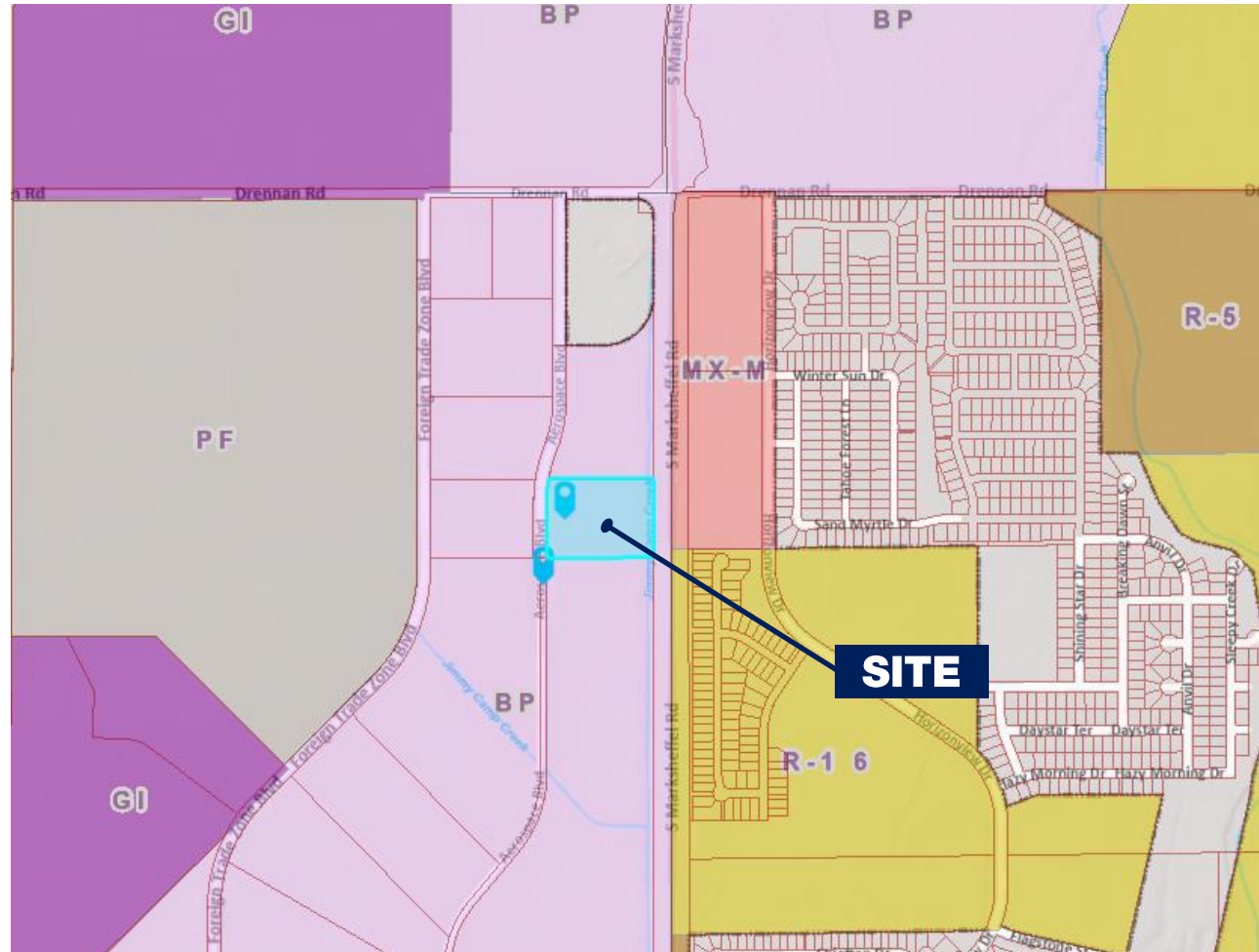
File #(s):

ZONE-25-0005

### Project Proposal:

- Proposed Removal of Conditions of Record:
  - Remove Sub-condition I of Condition 1 (prohibiting truck and trailer storage) and all of Condition 2 (prohibiting outdoor storage).
- Removal would allow future consideration of Heavy Vehicle and Equipment Storage as a Conditional Use to be reviewed by City Planning Commission.

## Zoning Map



# Dorado Transport - Zoning Map Amendment

## ADDITIONAL INFO

- Site is located within the Banning Lewis Ranch Master Plan – Research & Development Land Use
  - Staff has determined that proposed use conforms with this designation
- Aerospace Boulevard is not a public Right of Way and has not been built to city standards
  - Applicant and property owner are actively coordinating with other incoming projects and property owners along Aerospace Boulevard to plan for future upgrades to the roadway and to explore ownership configurations that would allow for its future deeding from the district
- In late 2023, Neighborhood Services opened a code enforcement case due to unauthorized vehicle and equipment storage on the site, which violated existing zoning conditions.
  - The property owner has been working with Kimley-Horn and the City to bring the site into compliance, and this application is the first formal step application in doing so

# TIMELINE OF REVIEW

Initial Submittal Date

1/24/2025

Number of Review Cycles

Four (4)

Item(s) Ready for Agenda

9/23/2025

# STAKEHOLDER INVOLVEMENT

## PUBLIC NOTICE

|                                                    |                                                        |
|----------------------------------------------------|--------------------------------------------------------|
| Public Notice Occurrences<br>(Posters / Postcards) | Internal Review / Prior to Planning Commission Hearing |
| Postcard Mailing Radius                            | 1,000 feet                                             |
| Number of Postcards Mailed                         | 42 Postcards                                           |
| Number of Comments Received                        | One (1) Comment Received                               |

## PUBLIC ENGAGEMENT

- Objection from Colorado Centre Metropolitan District regarding condition of Aerospace Boulevard
- District requests applicant participate in improvement and dedication of the road

# AGENCY REVIEW

## **Traffic Engineering**

Developer must build Aerospace Boulevard to City standards

## **SWENT**

No comments received during review.

## **Engineering Development Review**

If Aerospace Boulevard is to convert to City Right of Way, it must be built to full City Standard.

## **Colorado Springs Utilities**

Comments deferred to future development plan review.

## **Fire**

No comments received during review.

## **Parks**

No comments received during review.

## **Streamside Overlay**

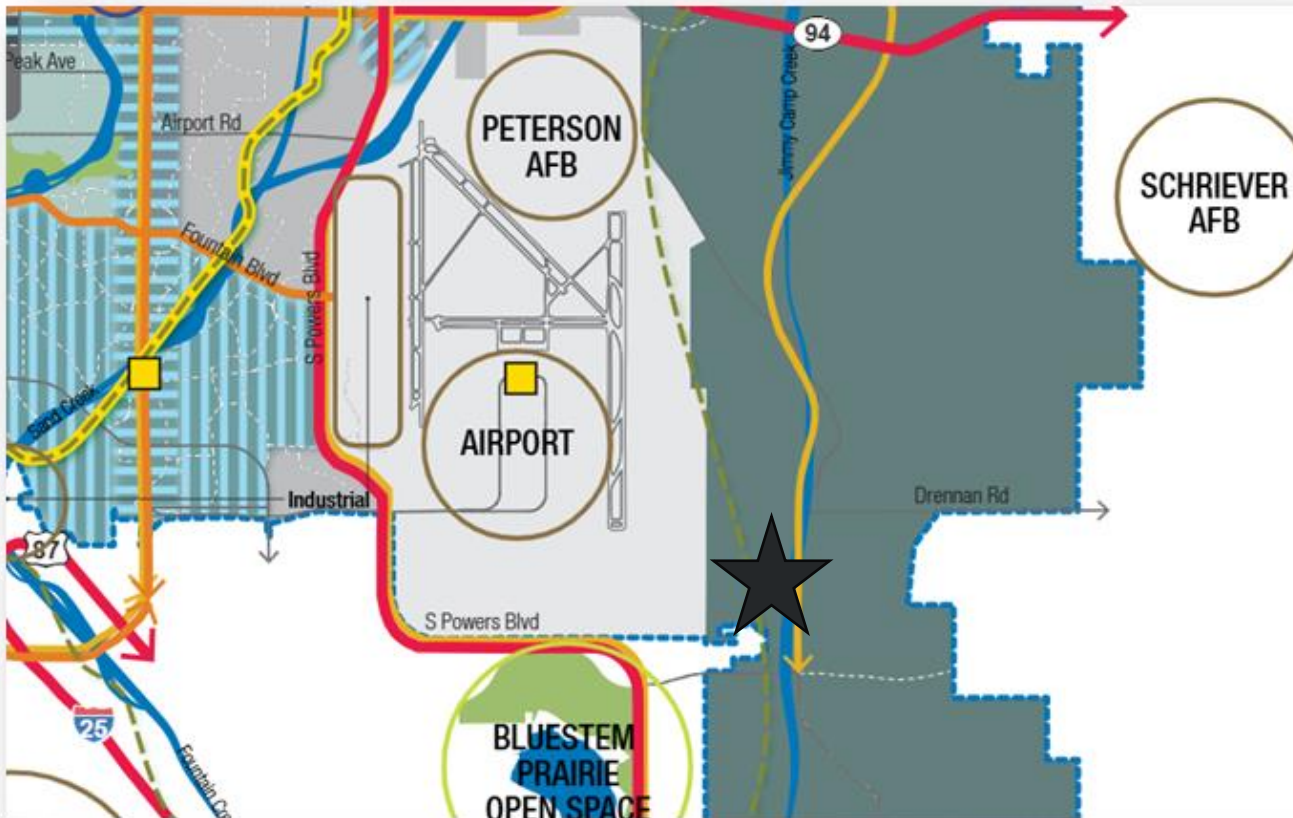
25% of site within inner and outer buffer; future development must mitigate impacts to code standards

## **Airport**

No comments received during review.

# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE

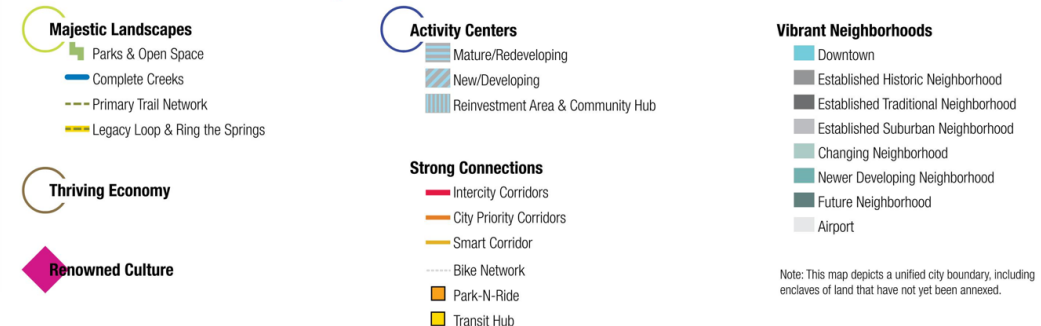


## PlanCOS Compliance

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



SITE LOCATION



# 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.
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. Impacts of the permitted 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 the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.
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-25-0005

After evaluation of the Zoning Map Amendment (Rezoning), Staff finds that the application meets the review criteria.

# PLANNING COMMISSION OPTIONAL MOTIONS

## Optional Motions

ZONE-25-0005 – Dorado Transport - Zoning Map Amendment

### Motion to Approve

Recommend approval to City Council the zone change of 7.034 acres from BP/CR AP-O SS-O (Business Park with Conditions of Record, Airport Overlay, Streamside Overlay) to BP/CR AP-O SS-O (Business Park with modified Conditions of Record as presented, Airport Overlay, 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

Recommend denial to City Council the zone change of 7.034 acres from BP/CR AP-O SS-O (Business Park with Conditions of Record, Airport Overlay, Streamside Overlay) to BP/CR AP-O SS-O (Business Park with modified Conditions of Record as presented, Airport Overlay, Streamside Overlay) based upon the findings that the request does not with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

