



REZONE PROJECT STATEMENT

Colorado Springs Fire Station No. 24 is a proposed new building at the intersection of New Life Drive and Interquest Parkway. Site work will include new parking lots for the public and employee vehicles for both the Fire Station, a new perimeter fence, a stormwater detention pond, and new landscaping. A A Zone Map Amendment to rezone 4.783 acres from A (Agricultural) to PF (Public Facility) to allow for the construction of Colorado Springs Fire Department Station #24.

The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan (PlanCOS), with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).

1)The proposed rezoning is consistent with the goals and policies of the PlanCOS. The application provides fundamental services and activities as emergency services are a fundamental service and activity. PlanCOS calls for a distribution of government service areas. Fire Station #24 is an extension of City Emergency Services. The PF (Public Facility) zone district designated for the provision of City Services. Emergency services is a City Service.

2)The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare. This rezone in fact it will be beneficial.

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 location of the Fire Station at a major intersection of 2 state highways allows for quick access to surrounding and expanding development.

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. The rezone of this small parcel is so use-specific and complementary to the surrounding development that it is compatible by the fact that it is a necessary service for the 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. There will be no dislocations as the property is currently vacant.

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 in Subsection 7.5.514C.3 (Land Use Plan Criteria). This application does comply with Subsection 7.5.514C.3 and is requesting a waiver of a Land Use Plan. We are providing a land use statement also described in this code section and waiver conditions are met.

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. There are no approved concept plans associated with this property.

Criteria numbers 8-10 are not applicable.