



ZONE-23-0034 Colorado Springs Fire Station #24 Zone Change

CITY COUNCIL

FORMAL READING – April 23, 2024



Colorado Springs Fire Station #24 Zone Change



QUICK FACTS

Address:

2465 Interquest PKWY

COLORADO SPRINGS, CO 80908 **Location:**

In the southeast corner of the Interquest Parkway and the southbound section of North Powers

Zoning and Overlays

Current: A (Agriculture)

Proposed: PF (Public Facility)

Site Area

4.783 Acres/SF

Proposed Land Use

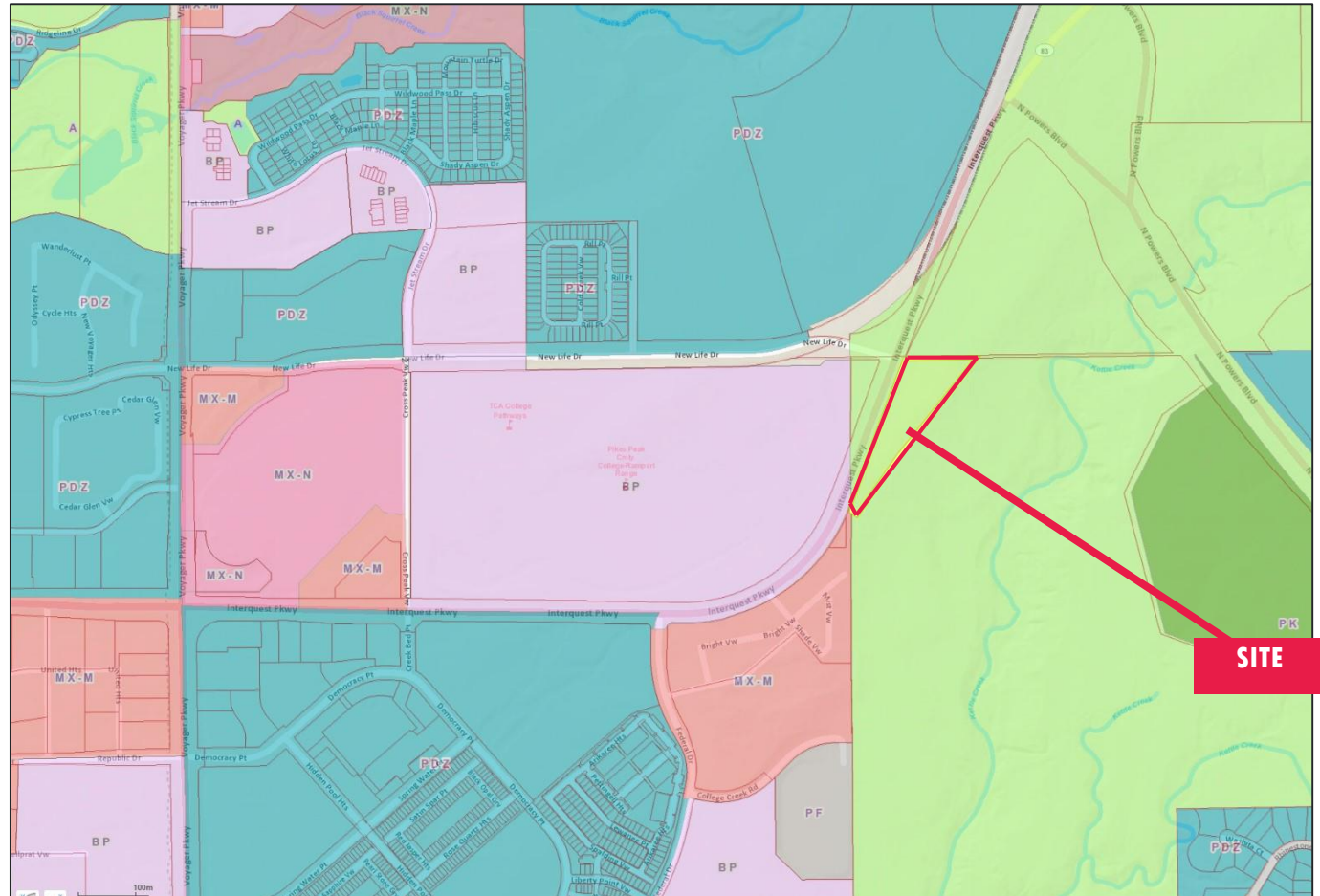
Fire Station

APPLICATIONS

Zone Change

Land Use Statement

VICINITY MAP



Colorado Springs Fire Station #24 Zone Change



PROJECT SUMMARY

File #(s):

ZONE-23-0034

Project Proposal:

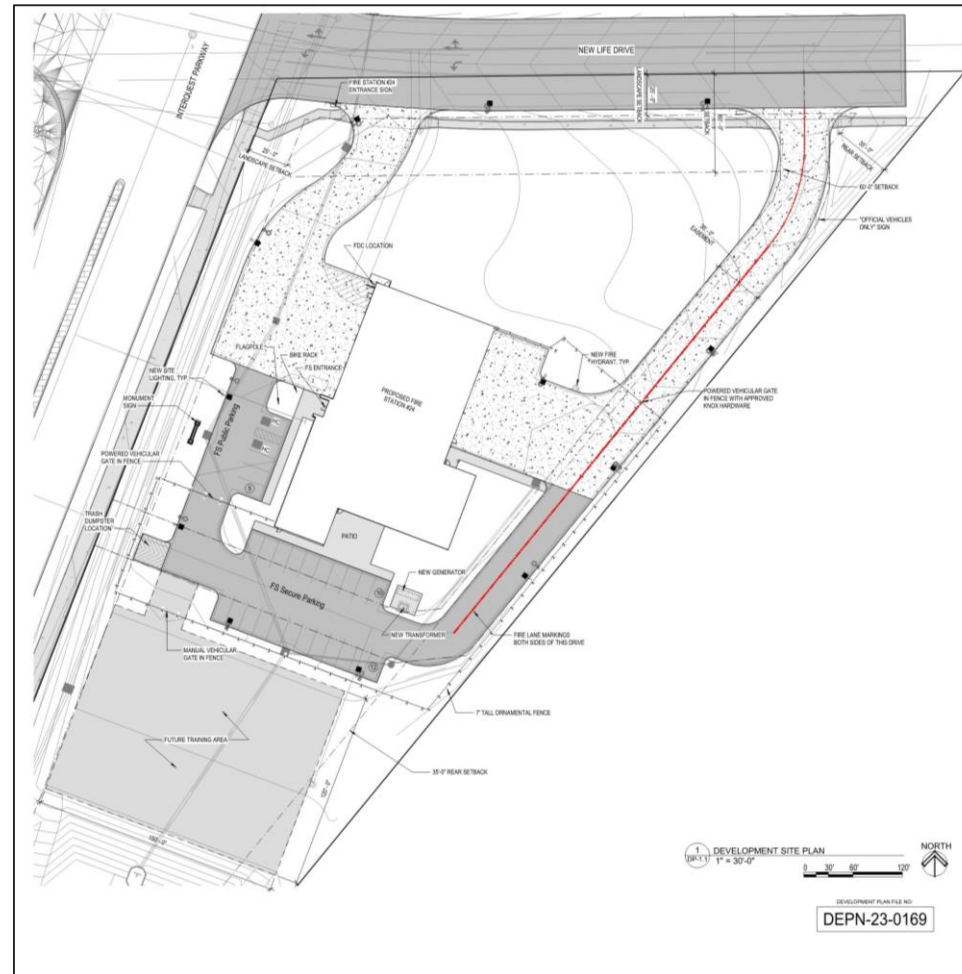
Zone Change

From A (Agricultural)

To PF (Public Facility)

The land is being proposed to be used for the Colorado Springs Fire Department Station #24.

SITE PLAN



TIMELINE OF REVIEW



Initial Submittal Date

December 5, 2023

Number of Review Cycles

Three (3)

Item(s) Ready for Agenda

Informal Planning Commission meeting on
March 7, 2024

STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences <i>(Posters / Postcards)</i>	Internal Review / Prior to Planning Commission Hearing; affidavit of posting provided to staff
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	Six (6) Postcards
Number of Comments Received	No Comments Received

PUBLIC ENGAGEMENT

- No neighborhood meeting was held for this entitlement request.
- No public comment was received
- One poster were also posted on the property.

AGENCY REVIEW



Traffic Engineering

No comments received during review.

SWENT

No comments received during review.

Engineering Development Review (EDRD)

No comments received during review.

Colorado Springs Utilities (CSU)

No comments received during review.

Fire

No comments received during review.

School District #20

Not applicable to non-residential development

Planning Landscape

Comments received and addressed during review

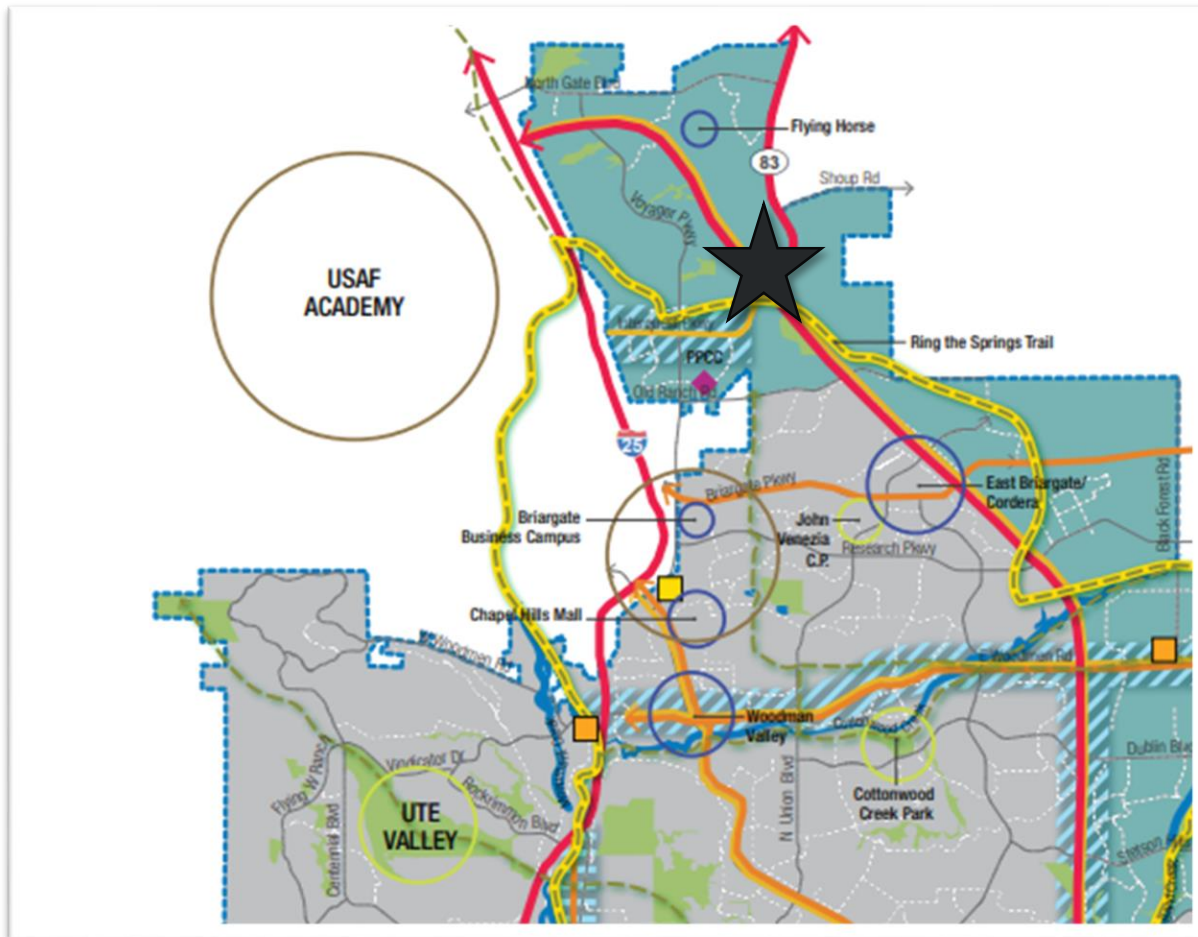
Parks

Not applicable to non-residential development

PlanCOS COMPLIANCE



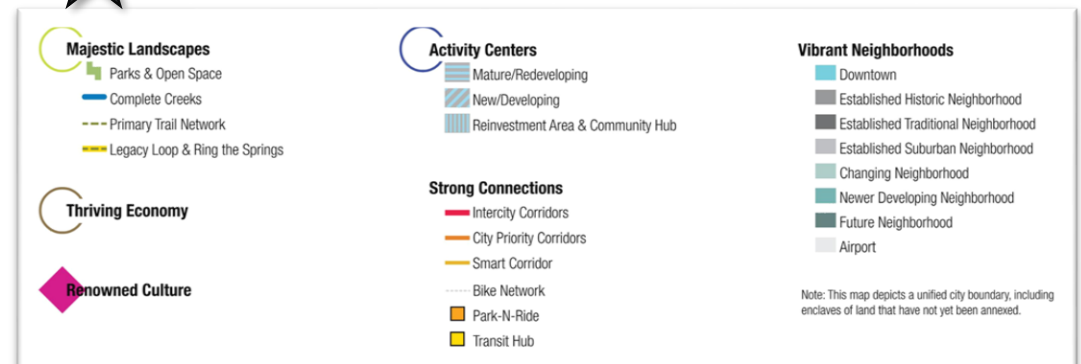
PlanCOS MAP IMAGE



PlanCOS Compliance

PlanCOS Vision Map: Describes this project location as being a part of the Vibrant Neighborhoods theme and further described as Newer Developing Neighborhood. It additionally aligns with the Thriving Economy theme of PlanCOS.

★ SITE LOCATION



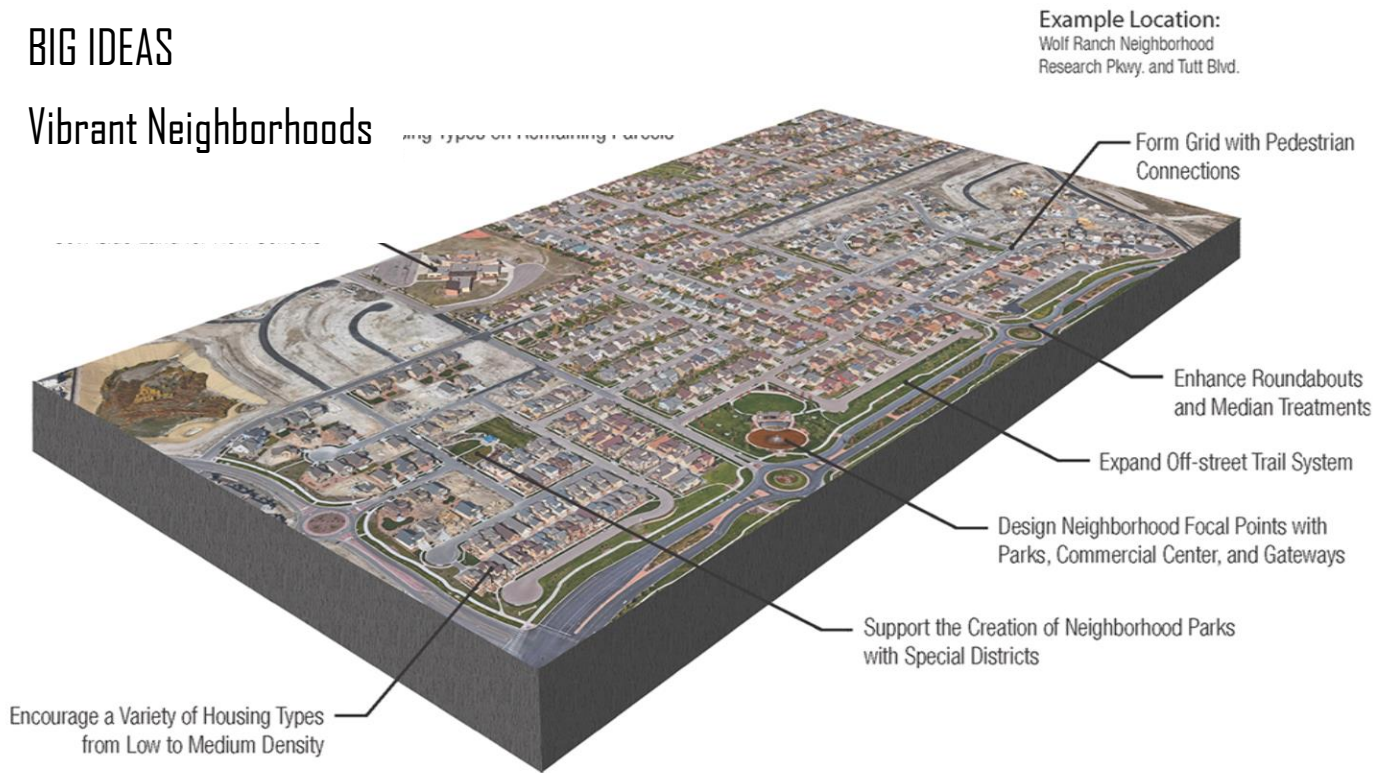
PlanCOS COMPLIANCE



PlanCOS MAP IMAGE

BIG IDEAS

Vibrant Neighborhoods



PlanCOS Compliance

PlanCOS Typology 3: Emerging Neighborhoods

Develop Neighborhood Plans – *A Fire Station may be a necessary component for the development of a neighborhood plan.*

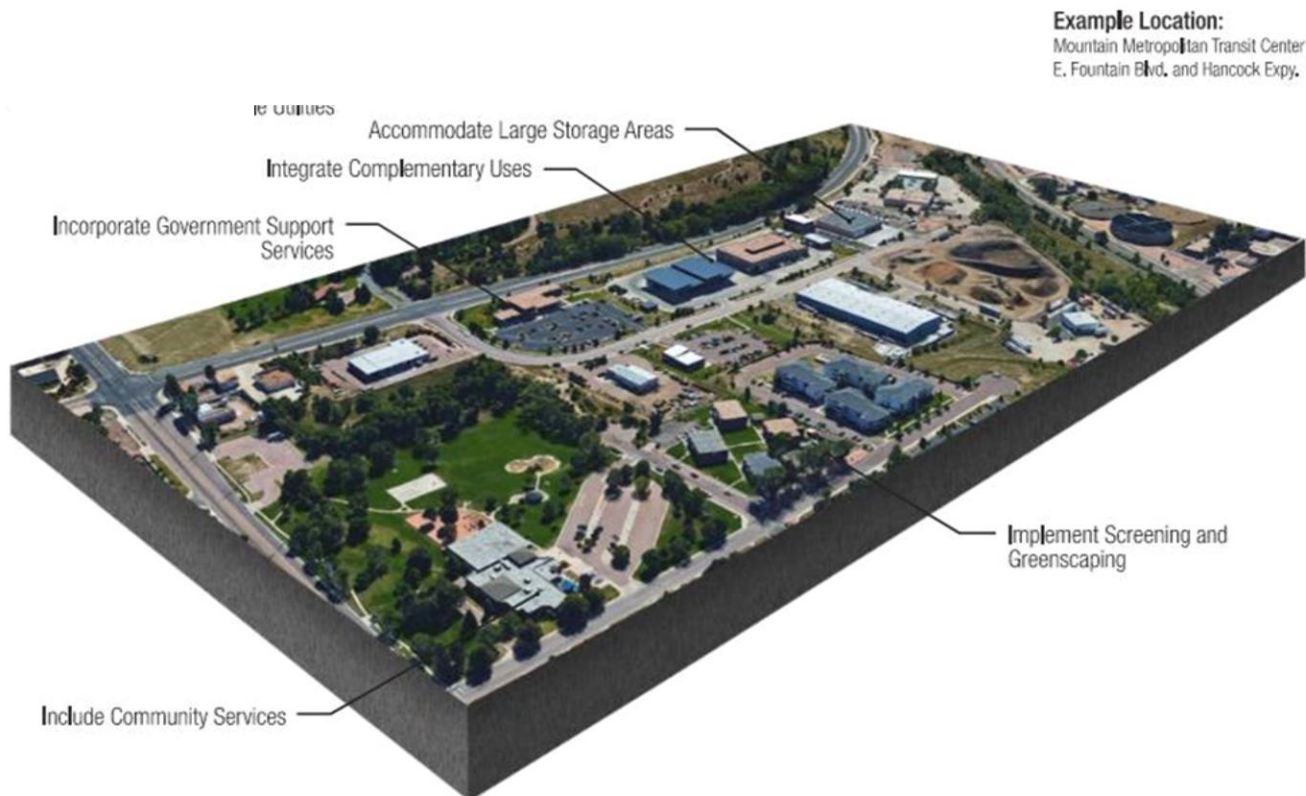
Policy VN-1.A: Prioritize replicable, effective, and up-to-date neighborhood plans and programs for those areas with the most potential for change and need of direction.

Strategy VN-1.A-3: Support the location of City and County services and amenities within or near neighborhoods that need them the most and along/near bus services.

PlanCOS COMPLIANCE



PlanCOS MAP IMAGE



PlanCOS Compliance

BIG IDEAS

Chapter 4: Thriving Economy

PlanCOS Typology 6: Critical Support

Critical Support Recommendations:

- Provide Fundamental Services and Activities
- Distribute Government Service Areas

APPLICATION REVIEW CRITERIA



7.5.7.04.D - Zone Map Amendment

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.

APPLICATION REVIEW CRITERIA



7.5.7.04.D - Zone Map Amendment

Criteria for Approval Continued

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.
8. If the application is for creation of an ADS-D district, the approval criteria applicable to the creation of the text of the ADS-D 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-D 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.

APPLICATION REVIEW CRITERIA



7.5.7.04.D - Zone Map Amendment

Criteria for Approval Continued

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-23-0034

Staff finds this application, ZONE-23-0034, to be in compliance with the UDC based upon the findings that the application complies with the criteria for approval for a Zoning Map Amendment as set forth in City Code Section 7.5.704.D.

APPLICATION REVIEW CRITERIA



7.5.514.B.3.a(1) - Land Use Plan Waiver

Criteria for Approval

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

There are six (6) distinct criteria for granting Land Use Plan Waiver.

These criteria in the UDC are in the form of "and/or" so only one need be met or any combination of the six listed.

Statement of Compliance

ZONE-23-0034

After evaluation of the request to waive the requirement for a Land Use Plan the application meets the review criteria to allow a waiver.

CITY COUNCIL OPTIONAL MOTIONS

N



Optional Motions

ZONE-23-0034 – Colorado Springs Fire Station #24

Motion to Approve

Adopt an ordinance establishing 4.783 acres as a PF (Public Facilities) zone district based upon the findings that the request complies with the criteria for establishing a zone district as set forth in City Code Section 7.5.704.

Motion to Deny

Deny an ordinance establishing 4.783 acres as a PF (Public Facilities) zone district based upon the findings that the request complies with the criteria for establishing a zone district as set forth in City Code Section 7.5.704.

