

P-04-008

552.07, 552.08

**ZONE CHANGE TO REMOVE  
THE AIRPORT OVERLAY ZONE  
WATERVIEW**

A request by Cygnet Land, LLC for approval of the removal of the OA-CGM (Airport – Commercial, General, Military) District from 221.24 acres in the Waterview Sketch Plan area. The property lies between Powers Boulevard and Bradley Road, on either side of Grinnell Street. The property is in the Fountain Valley area and not in a small area plan. Assessor's Tax Schedule #55000-00-231 and 65121-00-001.

**PREPARED BY**

Barry Holmes  
6/23/04

**APPLICABLE RESOLUTIONS**

Approval                      Page 21  
Disapproval                  Page 22

**PLANNING DIVISION RECOMMENDATION:** For reasons further articulated in Planning Division Comments, staff recommends **continuation**, subject to the following condition:

**CONDITION**

1. The removal of the OA-CGM will receive favorable consideration if accompanied by a PUD request that conforms to the uses proposed for the new airport zone. (The proposed use list is attached to this agenda.)

**PUBLIC NOTICE:** The property was posted prior to July 7, 2004.

**PUBLIC NOTIFICATION:** The Planning Department notified adjoining property owners of applicant's intent prior to July 7, 2004. A summary of their responses will be given at the hearing.

**ADJOINING LAND USE AND ZONING**

North	Powers Blvd./Vacant	City of Colorado Springs
South	Vacant/Colorado Springs School	A-1 (Agricultural) District