

Date: 3.28.24

## Colorado Springs Land Use Review

**RE: ZONE 22-00001, SHOPS @ WOODMEN RD.**

**ADDRESS: 7410 HORSESHOE RD. COLORADO SPRINGS, CO 80923**

---

### Description of Project:

We are proposing to develop an empty lot with 3.28 acres to build Mixed Use retail Buildings, with a location address 7410 Horseshoe Rd. Colorado Springs, CO 80923. The lot is behind an existing gas station and a car wash on the north side. The adjacent lot on the east side is in the process of building residential buildings. We are requesting a zone change from A1 to MX-M to support this project.

Matching development plan already submitted and nearly approved under file number DEPN-23-0081, we are proposing to build two buildings with corresponding site work. Building one is proposed 15,581 SF while building two is proposed 9,205 SF. Projected uses include retail and restaurant occupancies.

Entrances to the property will be at Templeton Gap Rd. at the South, with a North entrance/exit along the private road between the proposed site and gas station to the north. The proposed parking includes 102 spaces, where 99 are required.

All existing Water, Sanitary easements, electric and gas are located along the north property line, and natural slope is down to northeast corner of the lot from highest point at southwest. The site needs to be regraded on the southwestern side to make a more gradual slope for parking area and building entrances.

### **ZONE MAP AMENDMENT (REZONING) REVIEW CRITERIA**

- 1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).**
  - A. The existing commercial center is anchored by a mix of retail and office uses along the Woodmen corridor.
  - B. This development should increase the value by adding needed regional commercial and employment drivers.
  - C. We believe infilling the vacant space in this area will create healthy options and environment for the business and residence along the Woodmen and Black Forest corridor.
- 2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.**
  - a. The Rezone is provided to bring the property within the context of the new existing zone mapping and to document the change to MX-M from A1 AO.
  - b. While recognizing regional concerns for safety and traffic, it is believed that the scale of the project, context within the corridor and provided access associated the plan is consistent with the zoning code intent for an MX-M.
  - c. It is assumed the mix of uses will strengthen the identity of the Horseshoe development.
  - d. The plan is consistent with the intended zone and will not be detrimental to the public interest.
- 3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district.**
  - a. The Rezone is provided to bring a consistent zoning and desired land use mix within the context of the new existing zone mapping and MX-M zoning.
  - b. Consistent with the City's Master Plan, the project adds to a healthy housing mix and supports neighborhood services and businesses all in an effort to enhance sustainability for the corridor and create a land use mix that is livable and thriving.
  - c. The plan respects the city's quality of life objectives and landscape characteristics by focusing

development to vacant infill land.

- d. Per the COS Master Plan, the proposed plan supports the redevelopment of a mature and stalled “Activity Center” and corridor in the community. The goals are:
  - i. Economic stability
  - ii. Mix of uses and activities
  - iii. Improve live-work options
- 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.**
  - a. The Rezone is provided to bring a consistent zoning and desired land use mix within the context of the new existing zone mapping and MX-M zoning.
  - b. The proposed use and site plan considerations with respect to the size, scale and land use mixes are compatible with the surrounding developments and consistent with the MX-M zoning and adjacent uses.
- 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.**
  - a. The current site is vacant and the use is consistent with the comprehensive plan. There will be no displacement of current users or neighbors.
- 6. If a Land Use Plan will accompany the application, will the Land Use Plan comply with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).**
  - a. The proposed site development plans do comply with the current code and standards.
- 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.**
  - a. The site is within approved Concept Plan (COPN-22-0004)
  - b. The proposed use and change in zoning is consistent with the historic changes proposed for this portion of the Concept Plan
- 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.**
  - a. The application doesn’t create, change or amend an Area Design Standard Overlay (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.**
  - a. The application is not requesting any changes to a PDZ plan.
  - b. The Rezone is provided to bring a consistent zoning and desired land use mix within the context of the new existing zone mapping and MX-M zoning for the area.
- 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)).**
  - a. The application recognizes and meets the current land development standards for the MX-M zone.