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**URBAN**  
Landscapes

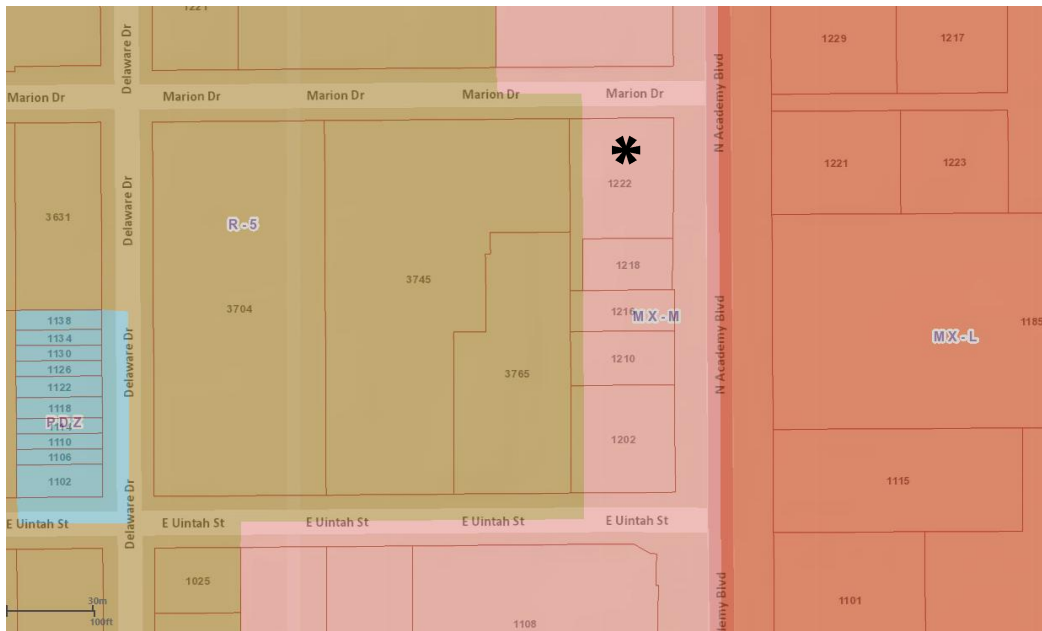
January 7, 2025

Land Use Review Division, City of Colorado Springs  
30 S. Nevada, Suite 701  
Colorado Springs, CO 80903

Re: 1222 N. Academy Zone Change Application

Thank you for your consideration of the Zoning Map Amendment (Rezoning) application for the referenced property. The purpose of this application is to clean up the split-zoning that exists for the property today and allow the property to be developed in the future by a future property owner within the MX-M zone classification.

Today, and for the past fifty years, the property exists as a vacant property with a single building of approximately 1,500 square feet, constructed in 1959. The property is unable to be sold and redeveloped until the zoning is cleaned up for the property, so an expediated review would be greatly appreciated.



**Figure 1 Zoning illustrated for the property and adjacent properties on the City's Springs view website.**

This Project Narrative is accompanied by the City required application documents to include:

- Land Use Statement;
- General Owner and Applicant Acknowledgement form;
- Zoning Map Amendment Exhibits A and B; and
- Mineral Rights Notification.

The property included in the application is identified as El Paso County Tax Schedule Number 6410116017 with an address of 1202 N. Academy Boulevard.

With the application provided, we look forward to having the zoning of the property cleaned up so that development of this critical corridor can continue.

Additional information has been provided below, specific to the criteria for the Zone Change Application. Thank you for your consideration and continued conversations.

Sincerely,

John Olson, RLA, CNU-a, LEED AP  
Principal, Urban Landscapes, LLC

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## **Zoning Map Amendment (Rezoning) Application**

### UDC 7.5.704.D (Approval Criteria)

An application for an amendment to the Zoning Map shall be subject to the following 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).

The zone change to clean up the split-zoning of the property is aligned with the following goals, policies, and strategies of the Colorado Springs Comprehensive Plan, Plan COS:

- A) **Goal UP-4** *Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors.*
- B) **Goal TE-4** *Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.*
- C) **Goal SC-1** *Multimodally connect people and land uses throughout the city and region.*

- D) **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.*
- E) **Policy UP-2.A** *Support infill and land use investment throughout the mature and developed areas of the city.*
- F) **Policy TE-4.A** *Prioritize development within the existing City boundaries and built environment (not in the periphery).*
- G) **Strategy VN-1.A-1** *Prioritize development of Neighborhood Plans, particularly in mature areas of the city. Updated outdated plans.*
- H) **Strategy VN-1.A-2** *Amend zoning and subdivision regulations, as necessary, to implement Neighborhood Plans (e.g. redistricting, new zoning or design overlays, and/or changes to dimensional requirements).*
- I) **Strategy UP-2.A-1** *Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions.*
- J) **Strategy UP-2.A-3** *Continue to implement infill supportive Code changes including provisions tailored for older developed areas.*
- K) **Strategy UP-2.A-5** *Revise zoning and building regulations to be more streamlined and flexible regarding infill, redevelopment, and mixed-use development, especially in older, underutilized commercial areas.*
- L) **Strategy TE-2.C-2** *Support the redevelopment and adaptive re-use of functionally obsolete buildings, commercial centers, and office parks, as new mixed use employment centers*
- M) **Strategy TE-4.A-1** *Encourage revitalization and infill in underutilized urban places, as detailed in Chapter 3 (Plan COS)*

2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.  
The zone change for the property will allow the property to be developed and remove the split zoning that exists today. Today, the zoning for the property is split with our goal of zoning the property with the dominant zoned area of MX-M.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).  
Yes, today the majority of the property is zoned MX-M. The property also includes a small 15-foot wide area that is zoned R-5

causing the property to be split zoned and not currently developable.

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 area compatible with surrounding development or can be made compatible with surrounding development through approval conditions.  
All adjacent properties are also zoned MX-M, which is the intention of this zoning application.
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.  
The zone change and proposed development with this application is intended to make the property developable to fit within the context of the corridor and meet the intentions of Plan COS and the Academy Boulevard Corridor Great Streets Plan.
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).  
This application includes a Land Use Statement in lieu of a Land Use Plan. The intention of this application is not to develop the property, but to allow for it to be redeveloped in the future without the split-zoning of the property.
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.  
Yes, the application will allow for the property to be redeveloped per the Academy Boulevard Corridor Great Street 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.  
Not Applicable.

9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, the 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.

Not Applicable.

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)).

Not Applicable.