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November 18, 2025

Mr. Austin Cooper, Senior Planner
Land Use Review Division, City of Colorado Springs
30 S. Nevada, Suite 701
Colorado Springs, CO 80903
Austin.Cooper@coloradosprings.gov

Re: **5325 Mark Dabbling Land Use Statement**

Please see the following information, in addition to the provided project narrative for the Land Use Statement, accompanying the Zoning Map Amendment Application:

Per 7.5.514.B.3.A The Manager may waive the requirement for approval of a Land Use Plan if the Manager determines that requiring approval of a Land Use Plan would not serve the purposes of this Section or the UDC because:

- (1) The land area under review is less than ten (10) acres and is planned to be developed in a single phase;
 - a. The planned area is 5.41 acres (less than 10 acres), however given its proximity to the creek and the existing trail network, only a fraction of the land is actually developable.
- (2) The land is contained in and subject to a previously approved Master or Concept Plan;
 - a. The land is included in the previously approved Concept Plan (CPC CP 17-00070) for the site. In the prior approval, the property allowed the land uses that this application is proposing to allow.
- (3) The land is included in a Development Plan application;
 - a. A development plan application is to follow this application.
- (4) The land area is part of an established surrounding development pattern;
 - a. The development pattern is complementary to the land patterns adjacent to the property.
- (5) The proposed zoning pattern for the land aligns with adjacent existing zoning or development; and/or
 - a. Yes, the property was previously approved for the proposed land uses and zoning in 2017.
- (6) Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.
 - a. Yes, the utilities, streets, etc. are in place and are not proposed to be modified with this application.