

# 535 E. Costilla Street

Colorado Springs, Colorado

Concept Plan

Replat

Zone Change



**Matrix**

*Excellence by Design*

## **535 E. Costilla Street**

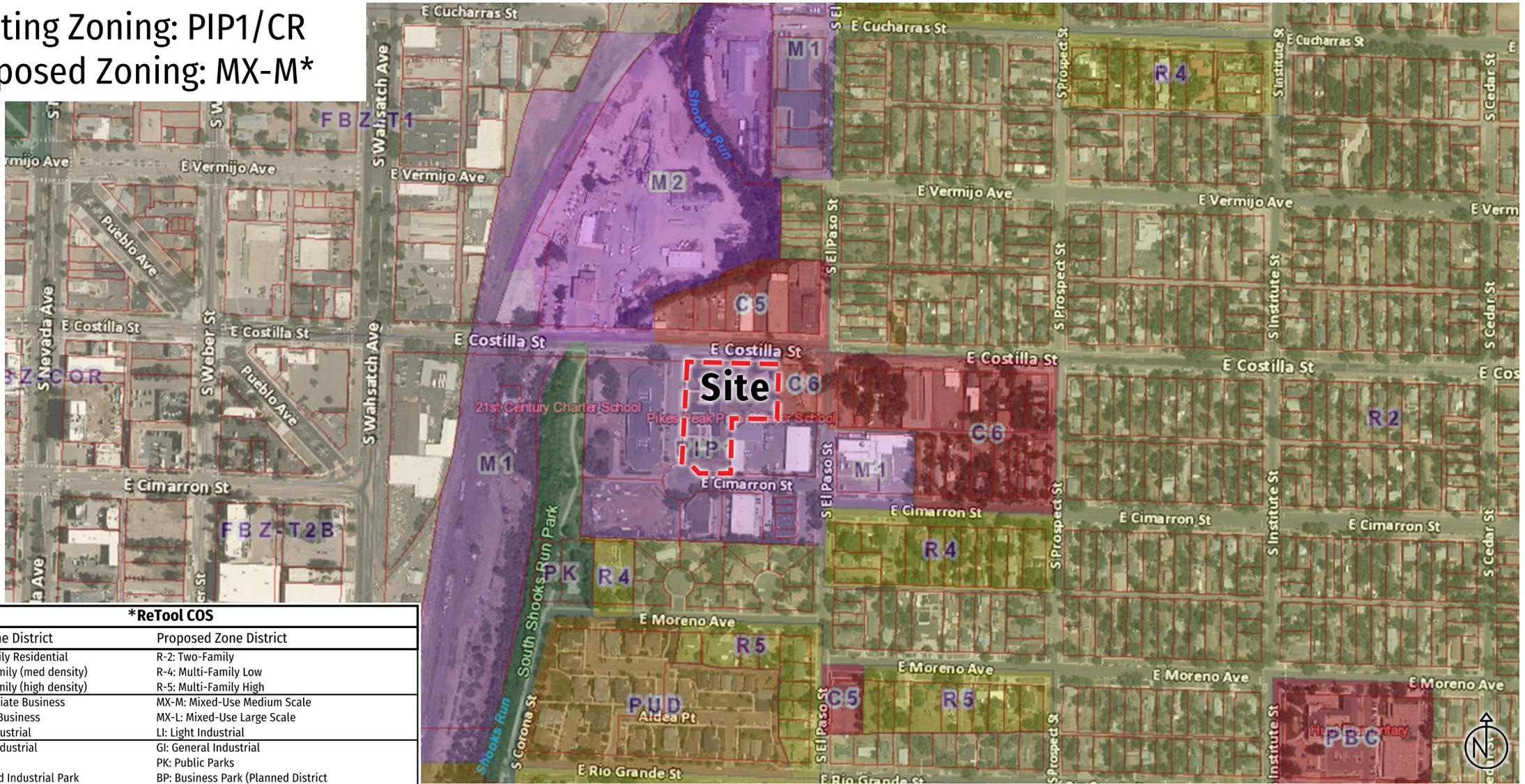
### **The applications submitted to the City of Colorado Springs:**

1. Concept plan for a proposed use of multi-family residential with a density of 30-50 dwelling units per acre.
2. Replat to subdivide the parcel into two lots.
3. Zone change exhibit to rezone the parcel from PIP-1/CR to MX-M.
  - Formerly C-5



**Vicinity Map**

Existing Zoning: PIP1/CR  
Proposed Zoning: MX-M\*



*ReTool COS	
Current Zone District	Proposed Zone District
R-2: Two-family Residential	R-2: Two-Family
R-4: Multi-Family (med density)	R-4: Multi-Family Low
R-5: Multi-Family (high density)	R-5: Multi-Family High
C-5: Intermediate Business	MX-M: Mixed-Use Medium Scale
C-6: General Business	MX-L: Mixed-Use Large Scale
M-1: Light Industrial	LI: Light Industrial
M-2: Heavy Industrial	GI: General Industrial
PK: Parks	PK: Public Parks
PIP-1: Planned Industrial Park	BP: Business Park (Planned District)
FBZ: Form Based Zone	FBZ: Form Based Zone (Regulating Plan District)
PUD: Planned Unit Development	PUD: Planned Development Zone District
PBC: Planned Business Center	MX-M: Mixed-Use Medium Scale

Existing  
Zoning



## PlanCOS Application:

Goal VN-2: “Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.”

The project will be designed to harmoniously blend with the adjacent land uses and neighborhoods through desired planning practices, architectural palettes, and landscape materials. It will be designed in such a way that allows for safe and convenient vehicle and pedestrian circulation.

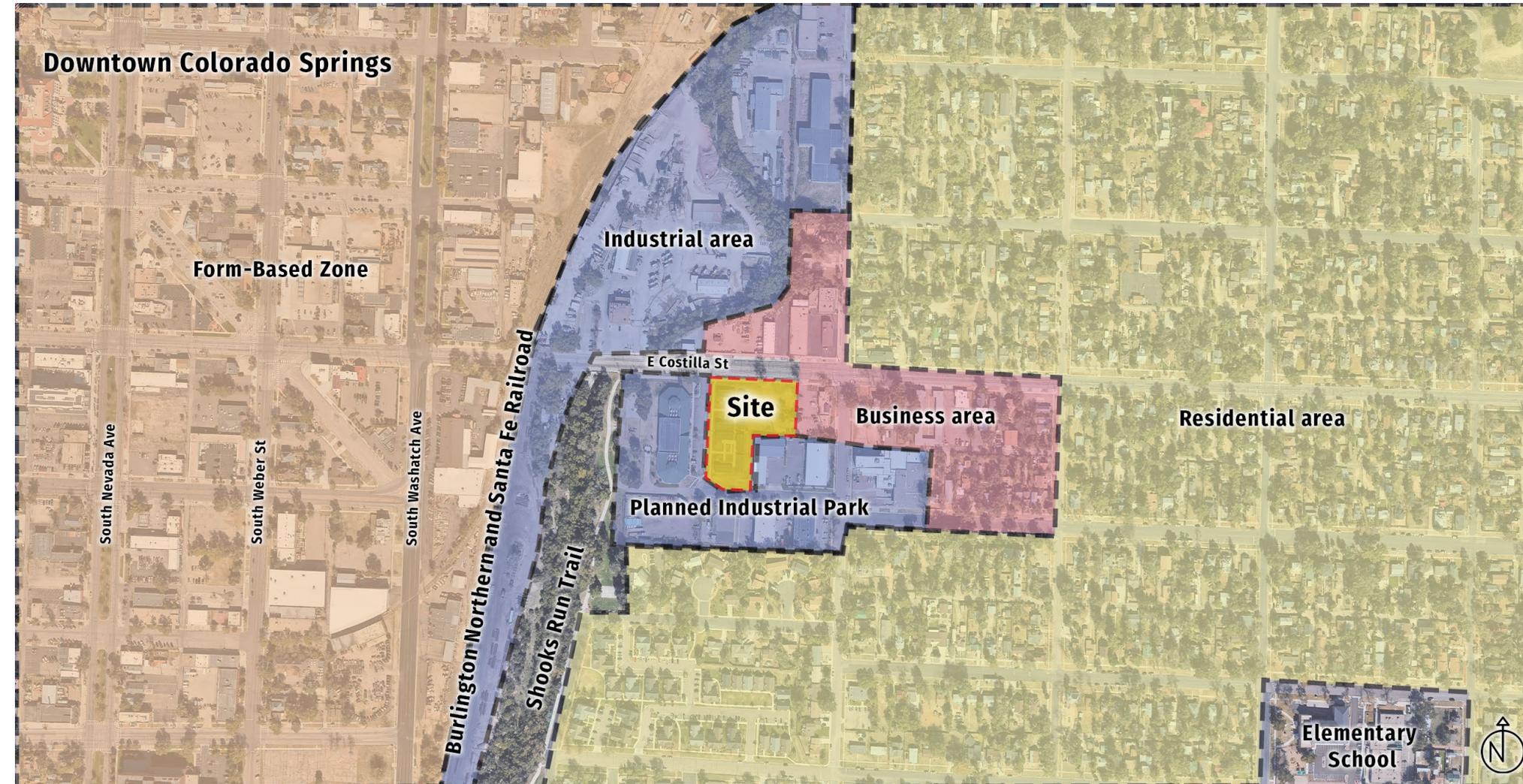


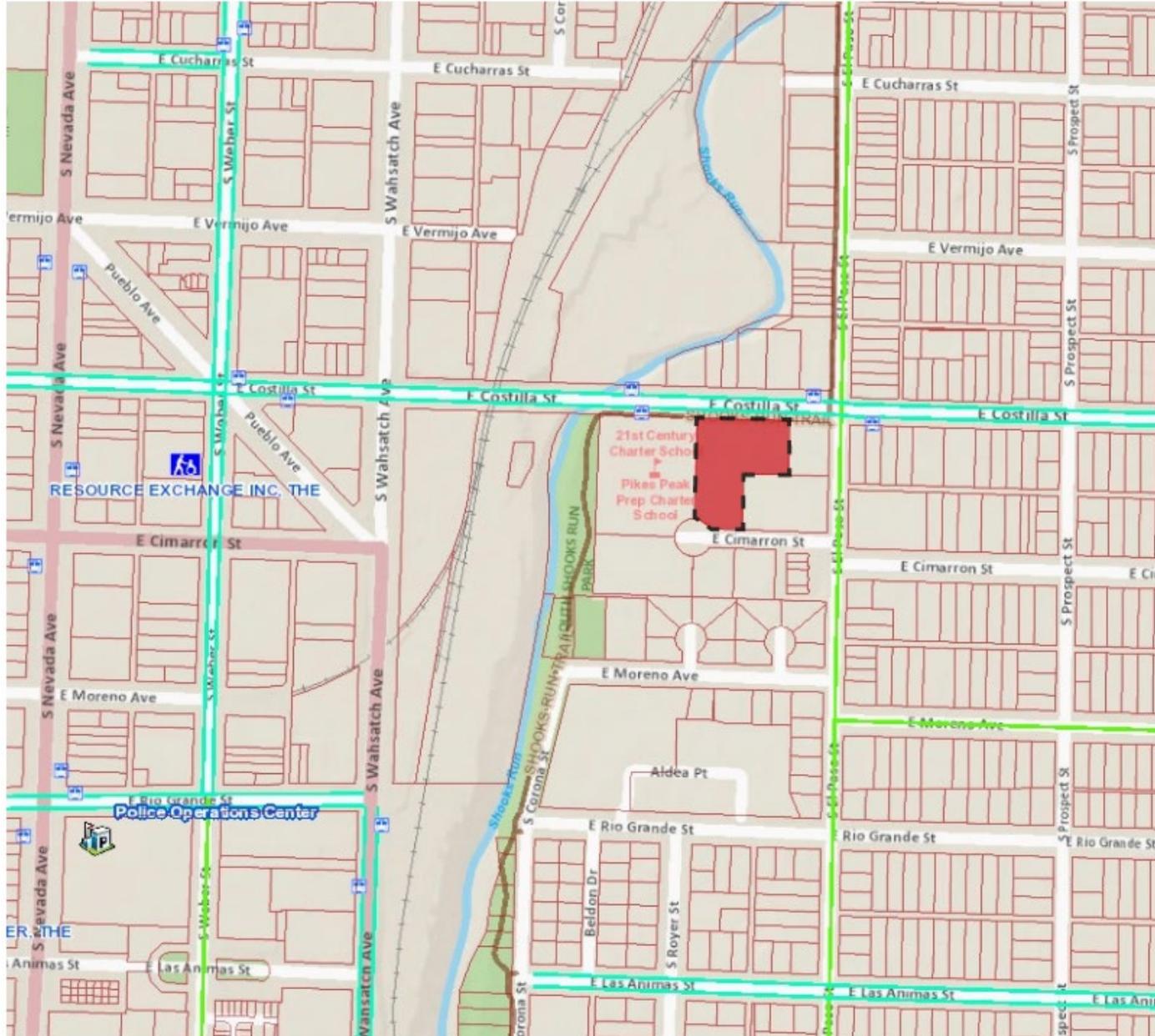
**DOWNTOWN**



Site is located in an area of Low Change.

# PlanCOS

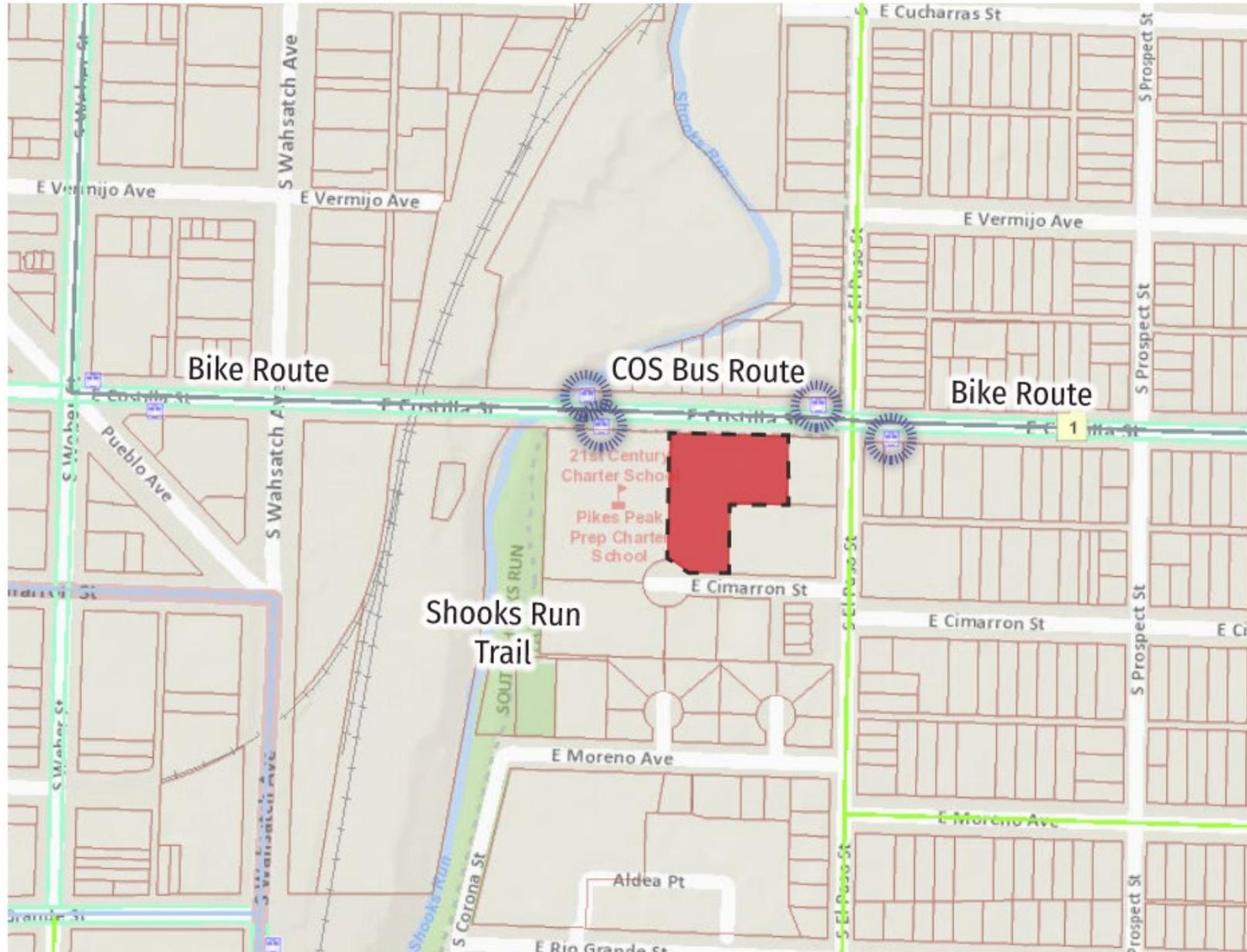




## PlanCOS Application:

Strategy SC-1.D-1 “Encourage well-connected system of streets, sidewalks, bike facilities, and off-system trails in new development and redevelopment areas.”

The existing Shooks Run Trail along E Costilla Street will remain. This helps to connect this site to the greater community trail network while also sustaining pedestrian safety and movement on and off-site.



## **COS Code 7.4.204.C.1 Reduction in Minimum Parking Space Requirement**

This property is located within 400' by direct pedestrian access of a public transit stop.

This property is located within 400' by direct pedestrian access of a designated bike route or city trail.

# Parking Reduction

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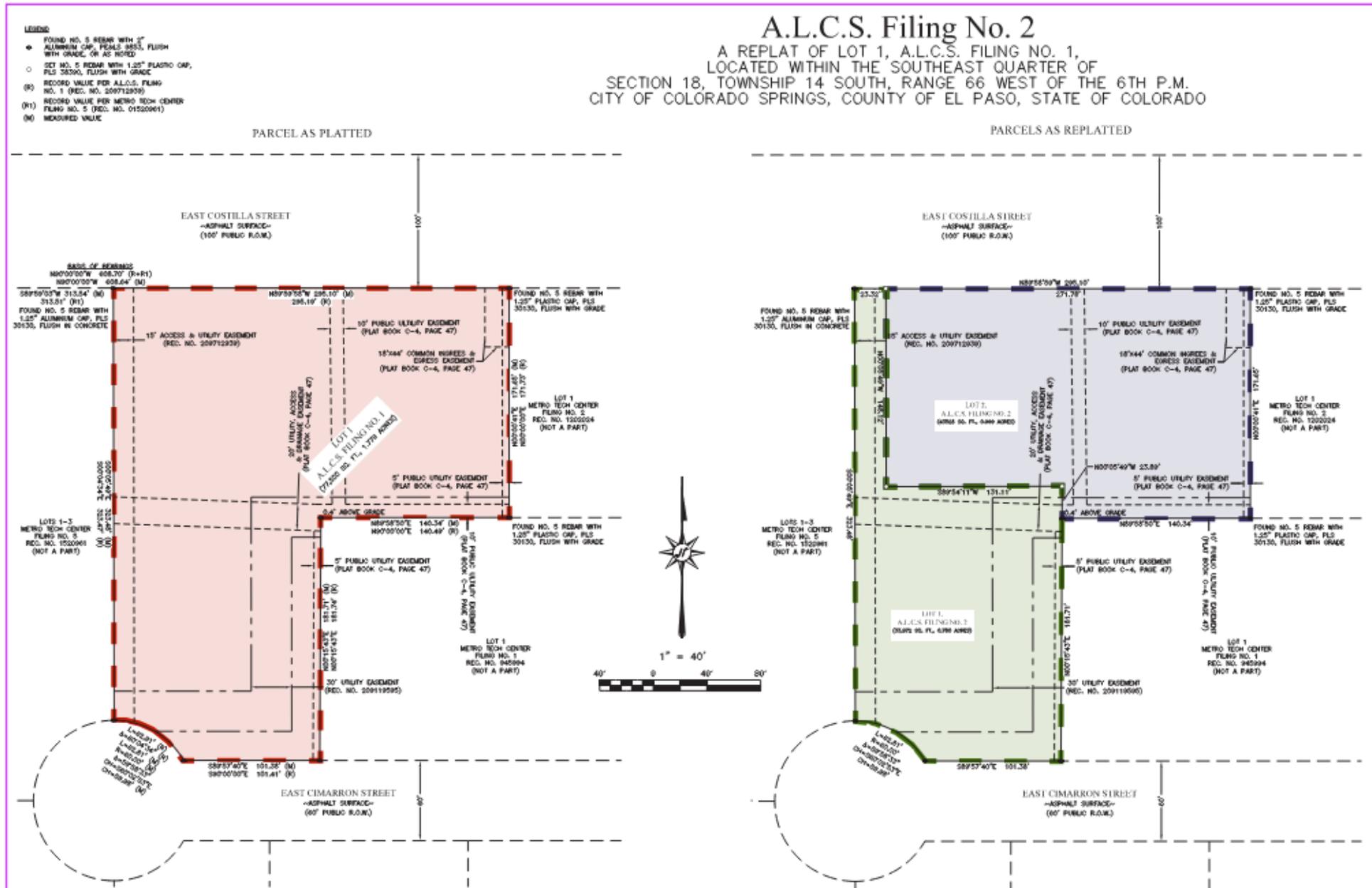
Thank you

**Questions?**



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Replat

EVEN-PREISSER INVESTMENTS LLC ZONING: C5 SS  
USE: WAREHOUSE / STORAGE

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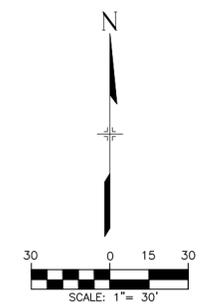
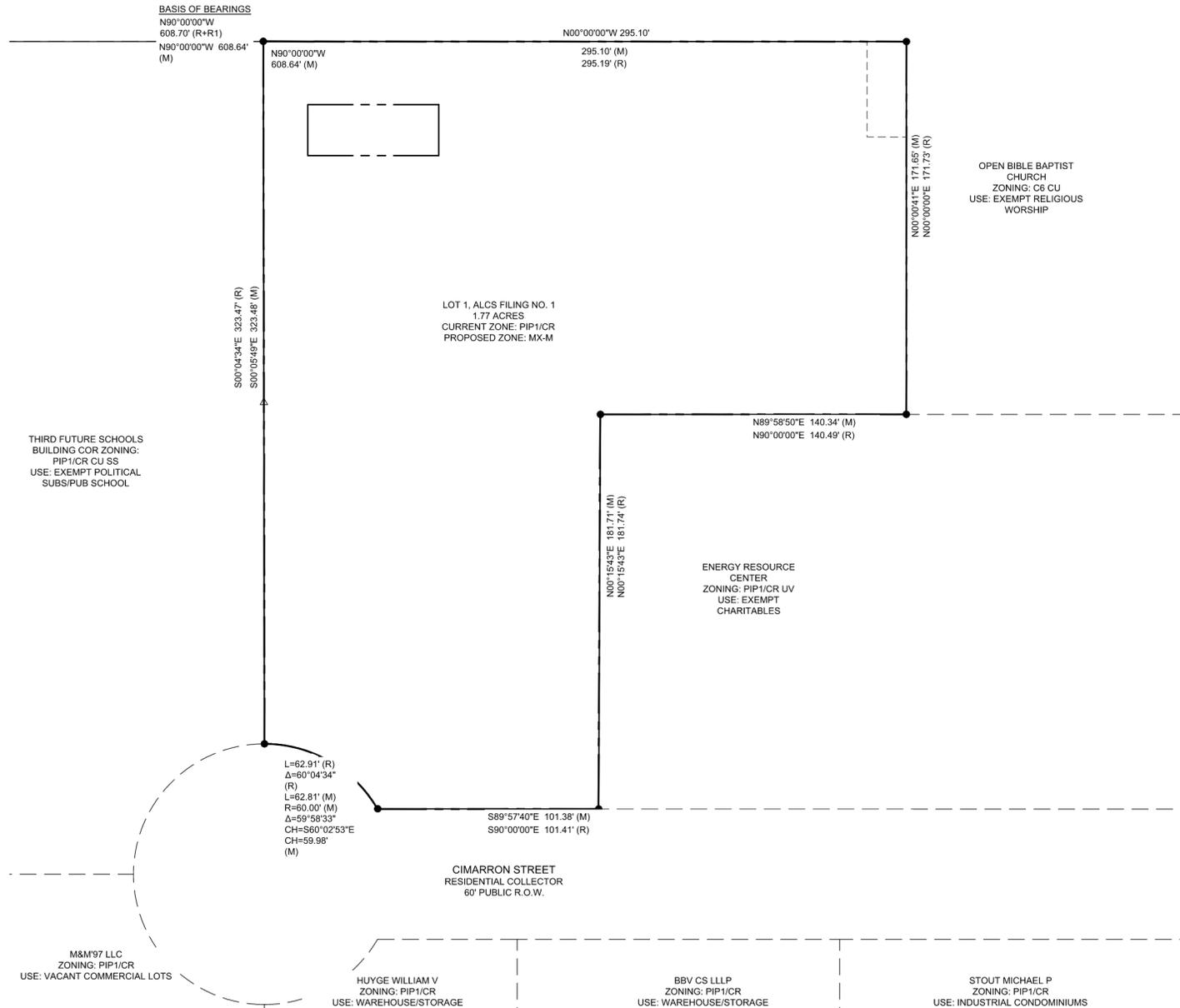
EVEN-PREISSER INVESTMENTS LLC ZONING: C5 SS  
USE: WAREHOUSE / STORAGE

METCALF, ANTHONY C ZONING: C5 SS  
USE: DISTRIBUTION WAREHOUSE

MARMOT REAL ESTATE LLC ZONING: C5 SS  
USE: INDUSTRIAL MANUFACTURING

# 535 E. Costilla Street

COSTILLA STREET  
MINOR ARTERIAL  
100' PUBLIC R.O.W.



# Zone Change