

Project Statement

Site Information

Address: 1375 E. Fillmore St
Colorado Springs, CO 80907
Tax Schedule No: 6332405001
Legal Description: LOT 39 BLK 1 AUSTIN HEIGHTS
Existing Zone: OR / CR

Project Description

Variance of Use for Personal Improvement Services.

Request and Justification

We request that a *personal improvement* use (Pilates Studio) be approved for a variance of use within the current lot zoned as OR/CR.

Existing and Proposed Facilities/Structures

This lot was re-zoned to an office residential zone per the approved development plan CPC P 92-80. The building is currently vacant, but was last used as a medical office which was a permitted use in the OR/CR zone.

The existing building is to remain. Existing parking stalls shall remain and be used for the proposed use per the site plan, sheet 1.

The interior of the building shall be remodeled for the proposed use as part of a separate submittal to Pikes Peak regional Building Department. The existing building is not anticipated to change in area or footprint.

Off-Street Parking

Per section 704.2.3 of the current Land Development Code; Personal improvement services require 1 (one) parking stall per 250 building square feet, which will require 3.3 parking stalls (*based on 815 S.F. of personal improvement services*), the basement storage remains unchanged and requires 0.7 parking stalls. 4 total parking stalls are required and 6 existing stalls are provided.

Landscape

Existing landscaping within the site shall remain the same.

Site Lighting

The existing minimal lighting within the site and at the building exterior will remain the same to ensure no additional light pollution to the area.

Drainage and Erosion Control Measures

Site drainage shall remain unchanged. Existing ground water and surface water flow patterns shall be preserved and maintained.

The site lies within zone x floodplain per FEMA firm community number 08041C0731 F, effective on 03/17/1997.

Circumstances applicable to the property

The proposed use variance for the property is vital to both the buyer and seller due to the following reasons:

- **Location of property:** The property is within a 1/2 mile +/- of the buyers previously leased location and is essential to their business due to client demographics and the fact that clients have a formed habit and routine.
- **Potential buyers/Property value:** Due to the current zoning, the potential sale and value of this property is affected and limited only to specific businesses allowed in the zone district, which excludes other potential buyers. In this particular case; The proposed business use (and similar businesses) will be very compatible in the neighborhood for the reasons listed below.

Compatibility within the surrounding neighborhood

The proposed use will have a compatible and harmonious relationship with the variety of commercial and residential uses within the neighborhood for the following reasons:

- **Minimal noise impact:** Sessions will not incorporate music. Pilates sessions involve low impact movements and exercises, which are known to be similar to yoga and/or meditation.
- **Hours of operation:** Hours of operation are 8:00am-5:30pm, with only one day/week ending at 6:30pm.
- **Minimal Traffic:** Private sessions are with no more than 3 clients at any one time. No additional staff is needed, and sessions are by appointment only, which minimizes additional traffic to the facility.
- **Off-Street Parking:** Low traffic business, low volume client count with 2-car garage attached allowing for discreet parking and low impact to the neighbors. The off-street parking which is provided is sufficient for the use so that minimal on-street parking occurs.
- **Exposure to other businesses:** The proposed use will add exposure to other local businesses along Fillmore St.

- **Relationship between Commercial & Residential zones:** The proposed use will maintain a bridge between Medical/Commercial and Residential areas. Please note, that the three other corners of this intersection are larger medical centers i.e. Summit Medical Building, McKenzie Place assisted living, and Optum (formerly DaVita) Medical Center.
- **Maintenance:** The owner/operator will consistently be present at the property, which provides assurance to the care and maintenance of the property as opposed to an absentee owner or investor.
- **Consistency:** Long term business plan of 20+ years to occupy the property, which will mitigate high turn-over or a less desirable type of business moving in.
- **Adverse impacts:** As noted throughout this project statement, surrounding properties will not be affected by any adverse impacts of the proposed business use, which includes (but not limited to), blowing trash, odors, vectors, noise, light pollution, increased traffic, etc.