



PROSPECT VILLAGE – A TINY HOUSE COMMUNITY

8.C-J: ZONE-24-0017, CUDP-24-0014, DEPN-24-0123, DVSA-25-001, DVSA-24-004, DVSA-24-0005, DVSA-24-0006, and DVSA-24-0011

CITY COUNCIL
MAY 13, 2025



CC

Prospect Village



QUICK FACTS

Address:

3103 N Prospect St

Zoning:

R-5

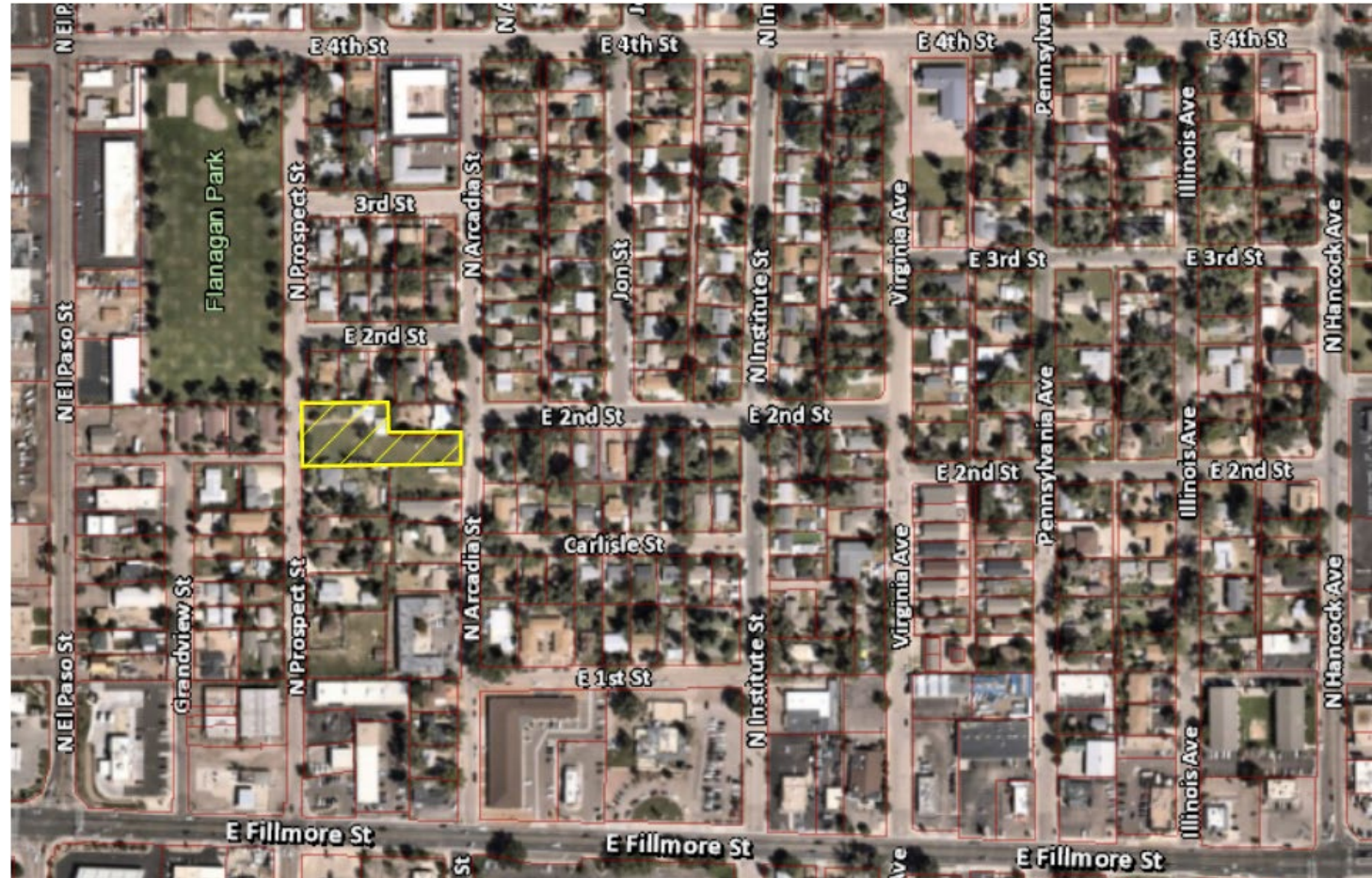
Site Area

32,100 sf (.78 ac)

Land Use

Vacant Single-Family Residential

VICINITY MAP



APPLICATIONS

- (1) Rezone
- (2) Conditional Use
- (3) Development Plan
- (4) 5 - Development Standards Adjustment

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Prospect Village



PROJECT SUMMARY

File #(s):

ZONE-24-0017, CUDP-24-0014, DEPN-24-0123, DVSA-25-0001, DVSA-24-0004, DVSA-24-0005, DVSA-24-0006, and DVSA-24-0011

Background:

- Annexed to City in 1970
- Part of Flanagan Subdivision that dates to 1900
- Developed in 1930's with the Single-Family Residence and Detached Garage
- Property is flat site with grass/trees as the ground cover.

SITE AERIAL and PHOTOS



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Prospect Village



PROJECT SUMMARY

File #(s):

ZONE-24-0017, CUDP-24-0014, DEPN-24-0123, DVSA-25-0001, DVSA-24-0004, DVSA-24-0005, DVSA-24-0006, and DVSA-24-0011

Project Proposal:

- Rezone from R-5 to R-Flex High
- Tiny House Community can only be considered in the R-Flex Zone Districts
- Conditional Use for a Tiny House Community in the R-Flex High Zone District

ZONING AND CONTEXT MAP



PROJECT SUMMARY

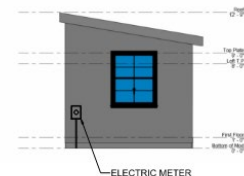
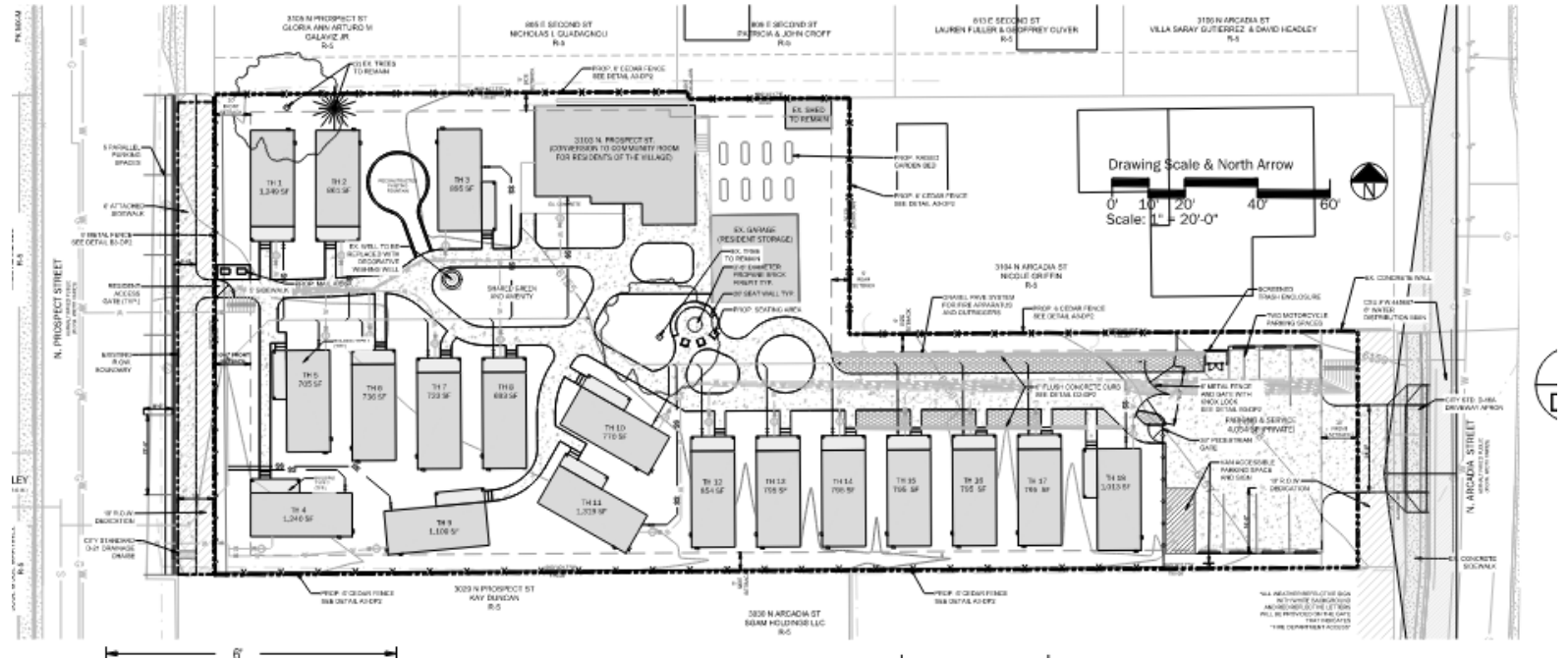
File #(s):

ZONE-24-0017, CUDP-24-0014, DEPN-24-0123, DVSA-25-0001, DVSA-24-0004, DVSA-24-0005, DVSA-24-0006, and DVSA-24-0011

Project Proposal:

- Development Plan for 18-Tiny Homes
- Each is 330 sf with a front porch (50 sf), and 13' in height
- Laid out around edges of the property
- Central walkway for access to parking area and public streets
- Community Green Space
- Home and detached garage converted to community room and storage
- Off-Street and On-Street Parking
- New landscaping that improves outdoor surrounding for residents, neighbors, and streetscape

DEVELOPMENT PLAN



PROJECT SUMMARY

File #(s):

ZONE-24-0017, CUDP-24-0014, DEPN-24-0123, DVSA-25-0001, DVSA-24-0004, DVSA-24-0005, DVSA-24-0006, and DVSA-24-0011

Project Proposal:

- 5, Development Standards Adjustments
- Compensating Benefit is Affordable Housing that serves Young Adults through the WE FORTIFY Program, which aims to foster and support the growth, maturation and success of young people in becoming contributing members of our Community and potentially other communities.
- It is also a project that is designed to fit into the fabric and character of the surrounding residential neighborhood, and this is the very nature of the standards that have been devised for Tiny House Communities in our city.

DEVELOPMENT STANDARDS ADJUSTMENTS

Development Standards Adjustment

Tiny Home Minimum Lot Area
1,000 SF to 650 SF

Development Standards Adjustment

Separation from Adjacent Residential
10' to 5'

Development Standards Adjustment

Separation from Public Right-of-Way
20' to 10'

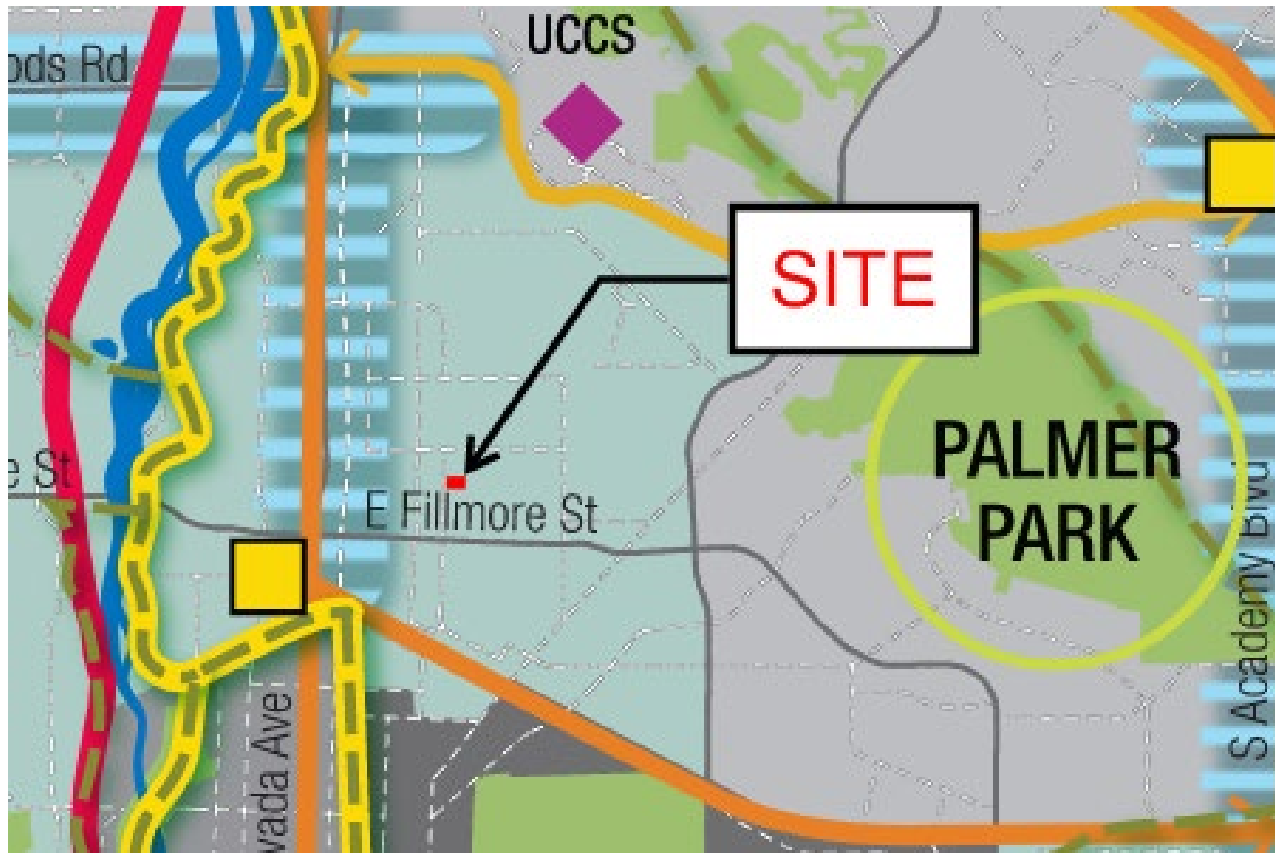
Development Standards Adjustment

Tiny Home Parking
1 space/unit to .5 space per unit

Development Standards Adjustment

Tiny Home Separation
10' to 6'

PlanCOS MAP IMAGE



PlanCOS Compliance

- **“Changing Neighborhood”**

The goal of this neighborhood is to retrofit, reinvent, and introduce new features to enhance the identity, quality and affordability, and attractiveness of these neighborhoods

- **“Housing for All” Big Idea**

- PV adds quality, affordability and attractiveness to the neighborhood.
- PV is an affordable housing development that includes a social service component that together helps to elevate young adults to work, live and contribute positively to our society be it here in Colorado Springs or other communities.
- Application(s) is aligned with the vision, goals, and strategies of PlanCOS.

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AGENCY REVIEW



- SWENT

The Final Drainage Letter is ready for approval once minor revisions are addressed by the Applicant.

- ENGINEERING

Required additional street R.O.W. to establish a uniform width for Prospect Street and Arcadia Street. The new R.O.W. is included in the Development Plan and its dedication to the city will be done with the Subdivision Final.

Determined that minimal geologic hazards exist in this area and a Geologic Hazard Not Applicable Form is in process.

- SCHOOLS/PARKS.

Required to pay fees in lieu of dedication for schools and parks.

- TRAFFIC ENGINEERING.

Meets Traffic Criteria Manual Standards

- CSU

Well use will require an Augmentation Plan.

Plans need revised to meet horizontal clearance requirements for water and wastewater service lines.

- FIRE

Resolved issues with hose reach and fire access road standards.

Plans need updated to include Fire Access Sign on the Access Gate.

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TIMELINE OF REVIEW



Initial Submittal Date

August 6, 2024

Number of Review Cycles

Three (3) Review Cycles

Item(s) Ready for Agenda

February 5, 2024

STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences
(Posters / Postcards)

3, Initial Review, Neighborhood Meeting and Planning Commission Public Hearing

Postcard Mailing Radius

1,000 feet, and Kitty Hawk/Bonnyville HOA

Number of Postcards Mailed

250, mailed 3X's – Initial Review, Neighborhood Meeting and CPC Public Hearing

Number of Comments Received

15 comments received in both supporting and opposing the application

PUBLIC ENGAGEMENT

- The comments included issues related to tiny homes in the neighborhood, affordable housing, “at risk” youth, crime, traffic, parking, setbacks, and density.
- Supporting comments focused on the projects mission, great use for the vacant property and a good fit for the neighborhood.
- Neighborhood Meeting was held in December 2024.

APPLICATION REVIEW CRITERIA



7.5.704: Zone Map Amendment (Rezoning)

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).
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
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.
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.
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 in Subsection 7.5.514C.3 (Land Use Plan Criteria).
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 the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.

APPLICATION REVIEW CRITERIA



7.5.704: Zone Map Amendment (Rezoning)

Criteria for Approval (Continued)

8. 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 the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.
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.
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)).

Statement of Compliance

ZONE-24-0017

After review of the application, Staff finds the approval criteria for a zone map amendment are met.

APPLICATION REVIEW CRITERIA



7.5.601: Conditional Use

An application for Conditional Use is subject to the following Criteria for Approval:

- a. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards)
- b. The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and
- c. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

Statement of Compliance

CUDP-24-0014

After review of the application, Staff finds the approval criteria for a conditional use are met with conditions.

APPLICATION REVIEW CRITERIA



7.5.515: Development Plan

1. The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4; and
2. The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s); and
3. The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans; and
4. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable; and
5. The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals; and
6. The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district; and
7. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations; and
8. The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading); and
9. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts); and

APPLICATION REVIEW CRITERIA



7.5.515: Development Plan

Criteria for Approval (Continued)

10. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site; and 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.
11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties; and
12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project.

Statement of Compliance

DEPN-24-0123

After review of the application, Staff finds the approval criteria for a development plan are met with conditions

APPLICATION REVIEW CRITERIA



7.5.525: Development Standards Adjustment

An application for Development Standards Adjustment is subject to the following Criteria for Approval:

1. The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;
2. When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;
3. The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and

APPLICATION REVIEW CRITERIA



7.5.525: Development Standards Adjustment (continued)

An application for Development Standards Adjustment is subject to the following Criteria for Approval:

4. The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the following:
 - a. Benefits to the general public:
 - (1) Parks, trails, or other similar public or cultural facilities;
 - (2) Public landscape buffers or beautification areas;
 - (3) Public art;
 - (4) Permanent conservation of natural areas or lands;
 - (5) Increased building setbacks;
 - (6) Decreased building height; or
 - (7) Other benefits as agreed upon by the Planning Commission.
 - b. Benefits the users, customers, or residents of the proposed development:
 - (1) Green space or public open space, trails, or other similar recreational amenities;
 - (2) Upgrades in architectural design;
 - (3) Increased landscaping;
 - (4) Increased buffering;
 - (5) Permanent conservation of natural areas or lands;
 - (6) Secure bicycle facilities, where appropriate; or
 - (7) Other benefits as agreed upon by the Planning Commission or City Council.

Statement of Compliance

DVSA-25-0001, DVSA-24-0004, DVSA-24-0005, DVSA-24-0006, and DVSA-24-0011

After review of the applications, Staff finds the approval criteria for a development standards adjustment are met with conditions.

PLANNING COMMISSION OPTIONAL MOTIONS



ZONE-24-0017 – Prospect Village (Zone Map Amendment)

1. Motion to Approve

Recommend approval to City Council the Zone Map Amendment (Rezoning) from R-5 (Multi-Family High) to R-Flex High consisting of .78 acres (34,0478 square feet) located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Zone Map Amendment (Rezoning) as set forth in City Code Section 7.5.704.

2. Motion to Deny

Recommend denial to City Council the Zone Map Amendment (Rezoning) from R-5 (Multi-Family High) to R-Flex High consisting of .78 acres (34,0478 square feet) located at 3103 North Prospect Street, based upon the findings that the request does not comply with the criteria for a Zone Map Amendment (Rezoning) as set forth in City Code Section 7.5.704.

PLANNING COMMISSION OPTIONAL MOTIONS



CUDP-24-0014 – Prospect Village (Conditional Use)

1. Motion to Approve

Recommend approval to City Council the Conditional Use to allow a Tiny House Community land use in the R-Flex High zone district located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for Conditional Use as set forth in City Code Section 7.5.601.C.2 with the following conditions:

1. Conditional Use applies only to Lot 1, Prospect Village.
2. The number of tiny homes is limited to 18.
3. The Tiny House Community, its owner, heirs and assigns shall limit the occupancy of each tiny home to residents with a household income that is at or below 50% Area Median Income.

2. Motion to Deny

Recommend denial to City Council Deny the Conditional Use to allow a Tiny House Community land use in the R-Flex High zone district located at 3103 North Prospect Street, based upon the findings that the request does not comply with the criteria for Conditional Use as set forth in City Code Section 7.5.601.C.2.

5.C-J

PLANNING COMMISSION OPTIONAL MOTIONS



DEPN-24-0123 – Prospect Village (Development Plan)

1. Motion to Approve

Recommend approval to City Council the Prospect Village – A Tiny House Community Development Plan based upon the findings that the request complies with the criteria for a Development Plan as set forth in City Code Section 7.5.515, with the following conditions:

1. An approved Final Drainage Letter is provided.
2. Add note to the Development Plan under the Project Description subheading stating:

The Tiny House Community, its owner, heirs and assigns shall limit the occupancy of each tiny home to residents with a household income that is at or below 50% Area Median Income.

3. A completed Geologic Hazard Study Not Applicable Form is provided.
4. Add a note regarding fire access to the Development Plan stating:

An all-weather reflective sign with white background and red reflective letters will be provided on the gate that indicates "Fire Department Access".

5. Add a note regarding the existing well to the Development Plan stating:

Use of the existing ground water well will require an augmentation plan with Colorado Springs Utilities and the water would be metered and billed at an augmentation rate. There is no guarantee that an augmentation plan would be approved by Colorado Springs Utilities.

6. Relocate and/or modify water and wastewater service lines to meet horizontal separation requirements for Tiny House No. 4, 9, 8, 10 and 11.
7. All City Review Agency comments are fully addressed.

2. Motion to Deny

Recommend denial to City Council of the Prospect Village – A Tiny House Community Development Plan based upon the findings that the request does not comply with the criteria for a Development Plan as set forth in City Code Section 7.5.515.

PLANNING COMMISSION OPTIONAL MOTIONS



DVSA-25-0001 – Prospect Village (Development Standards Adjustment – Minimum Lot Area)

1. Motion to Approve

Recommend approval to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.1.b(2) to allow a minimum lot area/dwelling unit of 690 square feet where 1,000 square feet or one-and-one half (1-1/2) times the gross floor area of the Tiny House, whichever is larger, is required, located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition:

1. Development Standard Adjustment applies only to Lot 1, Prospect Village.

2. Motion to Deny

Recommend denial to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.1.b(2) to allow a minimum lot area/dwelling unit of 690 square feet where 1,000 square feet or one-and-one half (1-1/2) times the gross floor area of the Tiny House, whichever is larger, is required, located at 3103 North Prospect Street, based upon the findings that the request does not comply with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E.

PLANNING COMMISSION OPTIONAL MOTIONS



DVSA-24-0004 – Prospect Village (Separation from Adjacent Residential or Mixed-Use District)

1. Motion to Approve

Recommend approval to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated five (5) feet from an adjacent Residential or Mixed-Use zone district where ten (10) feet is required located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition:

1. Development Standard Adjustment applies only to Lot 1, Prospect Village.

2. Motion to Deny

to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated five (5) feet from an adjacent Residential or Mixed-Use zone district where ten (10) feet is required located at 3103 North Prospect Street, based upon the findings that the request does not comply with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E.

PLANNING COMMISSION OPTIONAL MOTIONS



DVSA-24-0005 – Prospect Village (Separation from Adjacent Public Right-of-Way)

1. Motion to Approve

Recommend approval to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated ten (10) feet from any adjacent public right-of-way where 20 feet is required located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition:

1. Development Standard Adjustment applies only to Lot 1, Prospect Village.

2. Motion to Deny

Recommend denial to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.3(a) to allow a Tiny House to be separated ten (10) feet from any adjacent public right-of-way where 20 feet is required located at 3103 North Prospect Street, based upon the findings that the request does not comply with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E.

PLANNING COMMISSION OPTIONAL MOTIONS



DVSA-24-0006 – Prospect Village (Parking Standard)

1. Motion to Approve

Recommend approval to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.8 to allow the parking standard for a Tiny Home Community to be one-half (1/2) space per Tiny House where one (1) space per Tiny House is required located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition:

1. Development Standard Adjustment applies only to Lot 1, Prospect Village.

2. Motion to Deny

Recommend denial to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.8 to allow the parking standard for a Tiny Home Community to be one-half (1/2) space per Tiny House where one (1) space per Tiny House is required located at 3103 North Prospect Street, based upon the findings that the request does not comply with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E.

PLANNING COMMISSION OPTIONAL MOTIONS



DVSA-24-0011 - Prospect Village (Separation from another Tiny Home)

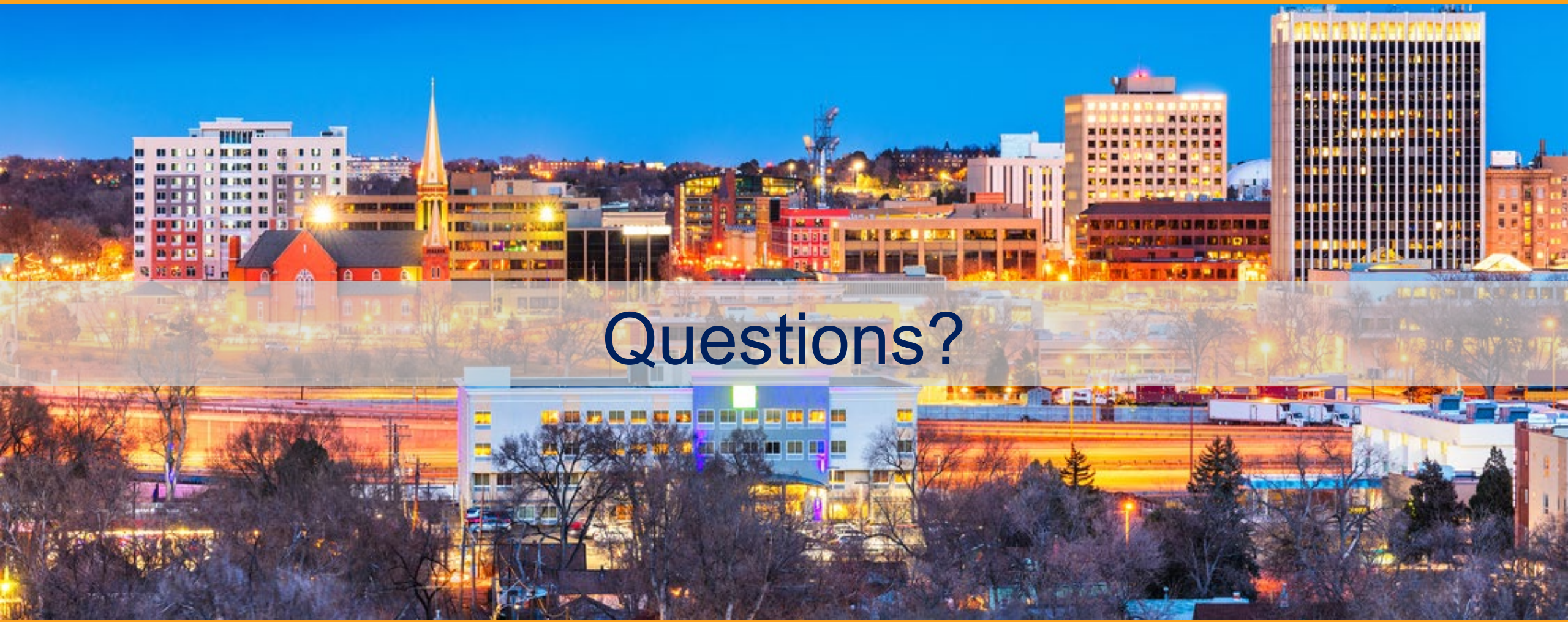
1. Motion to Approve

Recommend approval to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.3(b) to allow a Tiny House to be located six (6) feet from another Tiny House where 10 feet is required located at 3103 North Prospect Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E with the following condition:

1. Development Standard Adjustment applies only to Lot 1, Prospect Village.

2. Motion to Deny

Recommend denial to City Council the Development Standards Adjustment to City Code Section 7.3.301.D.3(b) to allow a Tiny House to be located six (6) feet from another Tiny House where 10 feet is required located at 3103 North Prospect Street, based upon the findings that the request does not comply with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E.



Questions?

