

6473 Vincent Drive: Zone Map Amendment (Rezone)

Project Statement

July 15, 2025

APPLICATION REQUEST

- HR Green on behalf of 6473 Vincent Drive, LLC requests approval of a Zoning Map Amendment (Rezone) for a 2.932-acre parcel from A (Agriculture), PDZ (Planned Development Zone) and R-1 6 (Single Family Residential with HS (Hillside Overlay) to MX-N HS (Mixed Use Neighborhood Scale with Hillside Overlay).

SITE LOCATION

The vacant site is located east of Dublin Blvd and south of Dublin Blvd. The site is adjacent to the following:

East – Dublin Meadows Townhomes and Pulpit Rock Park Single Family Residential neighborhood

South – Vacant tract owned by the City of Colorado Springs

West – Sunrise Kennels

North - VCA Dublin Animal Hospital



PROJECT DESCRIPTION

Zoning

Currently multiple zones exist on site, A (Agriculture), PDZ (Planned Development Zone) and Residential Single Family Medium (R-1 6). This is likely from the multiple evolutions of the unplatted parcel over time and the development of the surrounding areas. The surrounding zonings are:

East – PDZ (Ordinance 82-220) and R-1 6

South – R-1 6

West – BP (Business Park)

North – MX-L (Mixed Use Large Scale)

ZONING



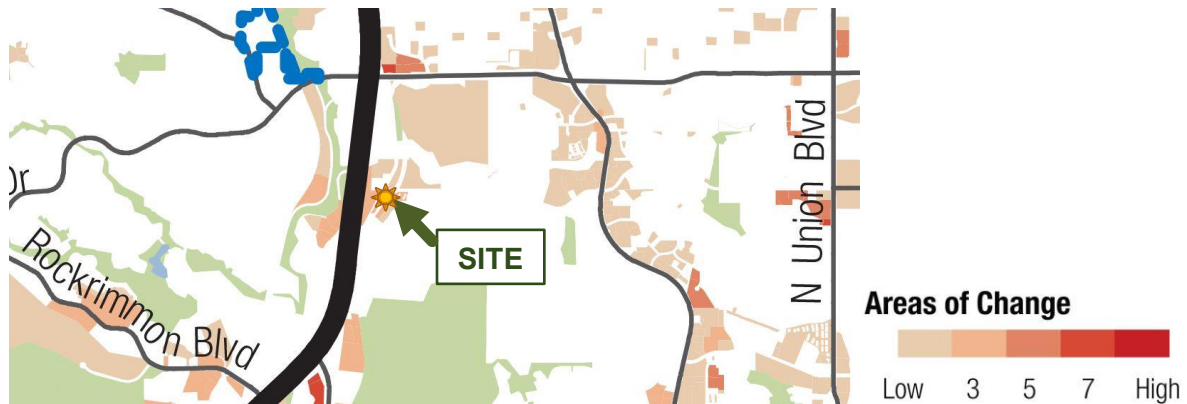
A zone change to MX-N HS (Mixed Use Neighborhood Scale with Hillside Overlay) is requested for the 2.932-acre site. The current A, PDZ and R-1 6 zoning limits the viable uses for the site. The MX-N zone creates a cohesive single zone of the property and opens up a wider variety of permitted uses. The rezoning will increase the potential of this infill property to provide services for the local residents. The MX-N Zone standards allows for a maximum building height of 45 feet, and a 5-foot front setback, a 10 foot side setback and 15 foot rear setback.

Plan COS

The proposed application is harmonious with the existing character of the surrounding neighborhoods and aligns with the vision and goals of Plan COS. The following items discuss the project's alignment with Plan COS, the City of Colorado Springs Comprehensive Plan.

Areas of Capacity and Change

The Plan COS Areas of Capacity and Change Map identifies the site with a medium potential for change. Changes in development could include changing land uses, densification, or development of vacant areas.

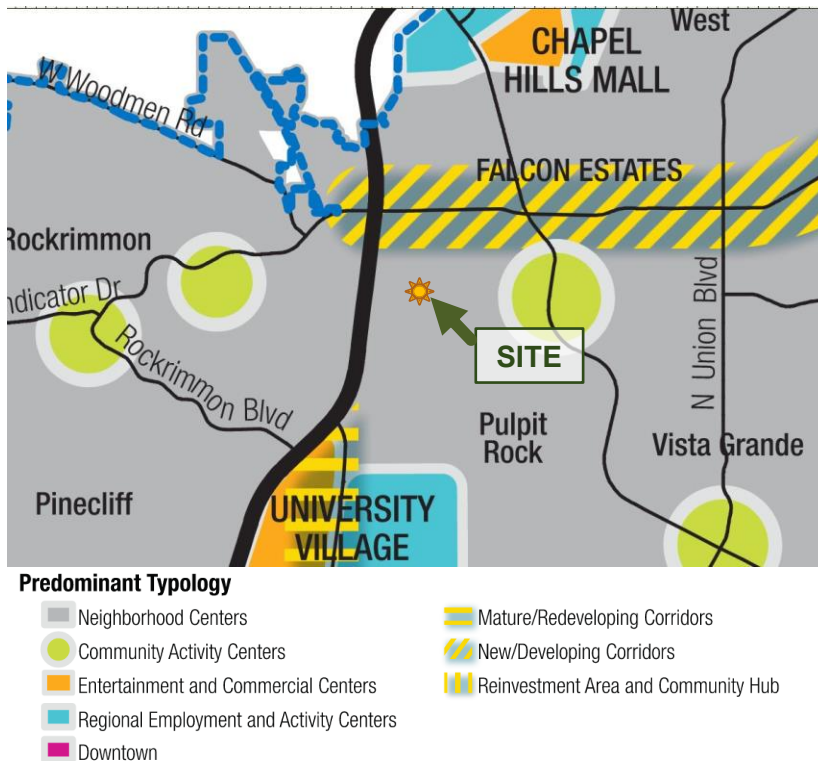


Vibrant Neighborhoods

The Plan COS Vibrant Neighborhoods Framework Map identifies this site within the Pulpit Rock Neighborhood. This neighborhood is categorized as a “established suburban neighborhood”. Established Neighborhoods are predominantly built-out and have been for at least a few decades. Relative to other neighborhoods, they are stable and do not anticipate high levels of land use changes. However, most Established Neighborhoods within the city should expect some degree of infill and redevelopment. PlanCOS recommends new development in Established Suburban Neighborhoods focus on safe connections into and within these neighborhoods.

Unique Places

The Plan COS Unique Places Map identifies the site in an area with a predominant typology of Neighborhood Center. The goal of this place typology is to provide a focal point for community life and services at a neighborhood scale. These centers are described as smaller-scale limited impact places that fit into the neighborhood fabric and provide benefits and amenities for residents and other users from a local area. Per PlanCOS strong and vital Neighborhood Centers incorporate a variety of uses and services available to residents. They are designed for well-connected multimodal local access and are oriented to the pedestrian.



PlanCOS Policies & Strategies

The proposed zone map amendment supports the following policies and strategies from PlanCOS

Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.

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.

Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.

Strategy TE-2.C-3: Identify and develop new and underutilized areas as opportunities for unique attraction of new retail, dining, entertainment, and housing development.

Policy TE-4.A: Prioritize development within the existing City boundaries and built environment (not in the periphery).

PROJECT JUSTIFICATION

ZONING MAP AMENDMENT (REZONE) CRITERIA (7.5.704)

- 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).**

See above analysis under *Plan COS*.

- 2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.**

There are no detrimental impacts to the public interest, health, safety, convenience, or general welfare associated with this application.

- 3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).**

Located along the edge of a residential neighborhood adjacent to commercial businesses, the site is consistent with the geographical description of the MX-N zone from the City of Colorado Springs Unified Development Code. There is no minimum size for an MX-N zone district. The proposed MX-N zone is a logical transition between the residential to the east and the more intense MX-L (Mixed Use Large Scale) and BP (Business Park) adjacent to the north and west.

Per the City of Colorado Springs Unified Development Code, the MX-N zone district provides opportunities for a compact mix of, for example, low intensity neighborhood-serving commercial, office, institutional, low-scale multi-family residential uses. MX-N zone districts are generally located at the edges of, or internal to, a residential neighborhood, at a local street intersection with a collector or arterial street. MX-N zone districts are intended to maintain the scale of the adjacent neighborhood, to avoid establishments so large that they serve as destinations for persons from outside the neighborhood, and to have safe and convenient pedestrian and bicycle access.

- 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.**

The total site area for the parcel is 2.932-acres. As previously outlined in the prior parts of the project statement, this development substantially complies with the existing character, use and density of the surrounding developments. Any proposed development would take access onto Dublin Blvd and traffic circulation would not directly connect to the adjacent residential neighborhood. The small size of the parcel restricts the types of development that could occur on site, resulting in little to no anticipated impact on the current levels of service on the adjacent roadway.

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 parcel of land is currently vacant there will be no significant dislocations of tenants with this 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).**

Due to the size of the property under consideration for rezoning, a Land Use Statement in lieu of a Land Use Plan is requested under the City Code 7.5.514.B.3 criteria that the site is under 10 acres in size and planned to develop in a single phase. A Land Use Statement in accordance with City Code 7.5.514 is included with this application.

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.**

There are no known concept plans associated with this parcel. The proposed land use statement will serve as the guiding conceptual document for subsequent development plan submittals.

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 to this application.

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.**

Not applicable to this application.

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)).

The rezone application will retain the current HS (Hillside Overlay) associated with the portion of the property zoned R-1 6. There is limited grade change in the general vicinity and the developed nature of surrounding properties creates little to no opportunity for meaningful preservation of natural features or wildlife habitat. Future development will comply with the Green Infrastructure of the Colorado Springs Drainage Criteria Manual, ensuring it will minimize water run off and soil erosion problems.

LAND USE STATEMENT APPROVAL CRITERIA (7.5.514)

1. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;

See above analysis under *Plan COS*.

2. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;

The proposed land use statement and associated MX-N zone district will establish the zoning standards for this parcel including, land use coverage, maximum building height and gross density.

3. Compatibility with the land uses and development intensities surrounding the property;

Located along the edge of a residential neighborhood adjacent to commercial businesses, the site is consistent with the geographical description of the MX-N zone from the City of Colorado Springs Unified Development Code. There is no minimum size for an MX-N zone district. The proposed MX-N zone is a logical transition between the residential to the east and the more intense MX-L (Mixed Use Large Scale) and BP (Business Park) adjacent to the north and west.

4. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;

The total site area for the parcel is 2.932-acres. As previously outlined in the prior parts of the project statement, the uses permitted under the MX-N zone would generally complement the existing character, use and density of the surrounding developments. Any proposed development would take access onto Dublin Blvd and traffic circulation would not directly connect to the adjacent residential neighborhood. The small size of the parcel restricts the types of uses that could occur on site, resulting in little to no anticipated impact on the surrounding mix of commercial and residential in the neighborhood.

5. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;

The location and number of access points will be determined at the development plan stage. The property's only adjacent street frontage is Dublin Blvd and logically a new point of access onto Dublin Blvd must be established at the development plan stage. The access is anticipated to be located on the southern portion of the property in alignment with the existing access across Dublin Blvd and away from the curve to the north. Access design will be discussed with City Traffic staff when more details are available at the development plan stage.

6. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;

There are no anticipated issues with current infrastructure capacity to serve the small scale nature of future uses on site, regulated by the MX-N zone and size of property.

7. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

The total site area for the parcel is 2.932-acres. As previously outlined in the prior parts of the project statement, the uses permitted under the MX-N zone would generally complement the existing character, use and density of the surrounding developments. The small size of the parcel restricts the types of uses that could occur on site, resulting in little to no anticipated impact on the surrounding mix of commercial and residential in the neighborhood.