



January 18, 2019

### **PROJECT STATEMENT**

Conditional Use Application and Associated Non-Use Variance Application for  
Single Family Residence at 17 N. Corona Street  
Portion of Lot 1, Block Number 244, in Addition No. 1 to the Town of Colorado Springs, by  
R.A.Edgerton

#### **Conditional Use**

The owner of the property at 17 N. Corona Street requests approval of a Conditional Use to construct a single family residence on the property as personal residence and personal use. The property is a portion of portion of Lot 1, Block Number 244, in Addition No. 1 to the Town of Colorado Springs, by R.A.Edgerton. This lot was created in 1910, making it a Lot of Record (LOR). The property is zoned C-6 (General Business) and single-family residential is a Conditional Use within the C-6 zone. A Conditional Use Application and supporting Development Plan, documents and materials have been submitted to facilitate the approval of the proposed development in accordance with the zoning code of the City of Colorado Springs. A Waiver of Replat for the existing lot is also requested with this application.

The site is located on the east side of North Corona Street, approximately 160 feet south of West Kiowa Street in the long established central portion of the City. The site is located within Section 18, Township 14 South, Range 66 West of the 6th Principal Meridian in the City of Colorado Springs, El Paso County, Colorado. The El Paso County Assessor Schedule Numbers for the site is 6418115017. North Corona Street, on the west side of the site, is a public right-of-way with existing asphalt pavement, concrete curb, gutter and sidewalk. A paved 20 foot alley is adjacent to the south side of the site. The mixed Retail and Multi-Family Residential Lot 1, Block 244, R.A. Edgerton's Addition No. 1 to the Town of Colorado Springs (501 East Kiowa Street) is adjacent on the north side of the site. Lot 1, Kiowa Creek Lofts, a developed multi-family residential site in C-6 zone, is adjacent on the east. Commercial and Office uses exist in Lots 17-21, Block 244, R.A. Edgerton's Addition, which are located on the south side of the rear alley.

This location is covered under the Imagine Downtown Master Plan and it is a part of the "Middle Shooks Run Neighborhood". The Master Plan describes Middle Shooks Run as follows:

Middle Shooks Run is a quiet, single-family neighborhood lying just outside the boundaries of the dense, urban core of Colorado Springs. Its tree-lined streets and green lawns provide a nearby oasis from the hustle and bustle of urban life. To be sure, residents of the district enjoy the proximity to downtown; for many properties in Middle Shooks Run, less than a thirty minute walk separates their inhabitants from the heart of the City.

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**FIGURE 2**

Middle Shooks Run is rich in historic appeal. The area exhibits architectural styles from almost every era in Colorado Springs' history. Modest Queen Ann and Victorian homes exist near post World War II housing, and recently built structures intermingle with late nineteenth-century homes, adding to the varied and unique feel of the district. Wrought-iron garden fences and consistent front yard setbacks create a sense of regularity, but every house is different and showcases each property owner's distinctive taste. On sunny days, residents of Middle Shooks Run walk their dogs around the neighborhood and through the Middle Shooks Run Park, which runs almost the entire length of the district. Children play in the park playgrounds, shrouded from busy streets by abundant, mature landscaping while parents watch from shady park benches.

The area is a fantastic place for evening walks as well, when passersby pause to chat with neighbors enjoying the evening air on their front porches. At the southern end of the district, the strongly residential character fades into a more commercial one, with a mixture of old and new construction signaling the transition to the urban core. These buildings are not strongly characteristic of the Middle Shooks Run district, but do not quite fit in the busy core either. They do, however, leave an impression on the travelers entering the city on Pikes Peak Avenue.

The Masterplan lists the following objectives for the Middle Shooks Run Neighborhood:

- Objective: Preserve the Residential Character of the District. Strategy 1 Retain the existing residential uses within the neighborhood. Commercial development should not expand.
- Objective: Encourage Art and Cultural Opportunities. Strategy 1 Consider adding public art along Middle Shooks Run Trail.
- Objective: Create Connections. Strategy 1 Ensure pedestrian connectivity along Pikes Peak Avenue with the historic Santa Fe depot.
- Objective: Promote Innovative Urban Design. Strategy 1 Encourage redevelopment of non-conforming land uses.
- Objective: Preserve the Past. Strategy 1 Create design guidelines which address the conversion of historic structures and the construction of new structures.

The proposed Conditional Use of single family residential is in harmony with the first objective of preserving the residential character of the neighborhood. The proposal also does not conflict with the remaining objectives which are outside the scope of this project to accomplish.

Narrowing the focus from the entire Middle Shooks Run Neighborhood to the section of Corona Street from Pikes Peak Avenue to Kiowa Street, we see a variety of different building types including two commercial buildings (including the original Mack Hotel), four older residential & rental homes, a store with three rental units, and the speedometer shop. The subject property was part of the city's mixed-use residential zone east of downtown. The area was converted to C-6 commercial zoning in the 1950's and a number of commercial buildings and multi-story apartments were added along Kiowa Street.

Rather than adding another commercial building on site, which would be contrary to the Master Plan objectives, the residential home will help to complete this mixed section of Corona Street. Architecturally, the new home will combine Corona's current commercial and residential buildings. Like the new residential properties on Kiowa Street located east of the site, the home will provide additional off-street parking. The ground level will include a 2-car garage and workshop area. The upper level will provide approximately 1,000 SF of residential space. A photovoltaic system on the roof will create and store electricity for the home. With exterior stucco below, the 32' square home will be wrapped with natural or reclaimed wood.

The existing lot, having a total area of approximately 2,897 square feet (0.067 acres), is currently vacant. The site was once developed with residence and most recently contained a modular building. The site has now been cleared with the exception of walls and fences on the north and east sides.

The proposed single-family residence will consist of one building having a footprint of 1,024 sf, a paved driveway with access to the alley, associated concrete walks, retaining walls and fencing. The building will cover 35% of the site area, leaving 65% as open space within the lot. The open space consists of 32% pavement coverage and 33% landscape coverage. Potential issues mentioned in the April 27, 2018 Pre-Application meeting consisted of the small existing lot size.

The proposed residential buildings is a two-story structure having a contemporary appearance. The lower level of the residence includes a two-car garage accessed from the alley. A 21 foot long paved driveway will separate the structure from the alley to the south, where the required setback is 5 feet. The required rear setback is 25 feet, however this is also the side lot line of the adjoining property to the east. The proposed building is setback 5 feet from the east. The building is setback 5 feet from the north, which meets the required side setback. The proposed front setback is 13 feet to the structure and 8 feet to the exterior deck, where 20 feet is required. Adjacent property has front setback of almost 6 feet. Non-use variances are being requested for the setbacks. Opaque fencing retaining walls landscaping by the owner will provide buffering from the adjacent properties.

Landscaping will be an important part of the project and will play a significant role in adding to the residential appeal of the neighborhood. The project owner also constructed and owns the two newer Kiowa Street multi-family residential developments northeast of this site in which the landscaping has improved the character of the neighborhood. Although single-family residential projects do not require submission of a Landscape Plan, the property and curbside area will be improved in a manner that is compliant with the Signature Landscapes section of the Colorado Springs Landscape Code.

One off-street parking spaces is required for the proposed development per code. The property is proposed to be constructed with two (2) garage parking spaces with room for two additional in the private driveway. Non-exclusive parking is also available along Corona Street in front of the site. All off-street parking spaces will be accessed from the public alley. The owner has repaved the existing alley in 2014 as part of his development of the adjacent property to the east.

The Conditional Use, implemented as discussed above, is consistent with the intent and purpose of the City's Zoning Code to promote health, safety and general welfare. It will provide a needed residential unit close to downtown, allow opportunities for alternative transportation to downtown employment and recreational centers, and enhance commercial viability of downtown businesses. This lot is limited in use due to the small size. The approval of the Conditional Use will allow the improvement and beneficial use of the property, which has long been vacant. The allowance of this Conditional Use will in no way detract from the public health, safety and general welfare of the surrounding properties and will add to the vitality of the local area. The proposed project acts to replace a formerly distressed property that was detrimental to the quality and appearance of the surrounding neighborhood. The proposed Conditional Use, implemented as discussed above, is consistent with the intent of the City's Zoning Code and Comprehensive Plan.

#### Non-Use Variance for Minimum Lot Area

Section 7.3.104 of the Colorado Springs Zoning Code requires that the minimum lot size for single family detached use to be 4,000 sf. The existing lot, platted in 1910 is Lot of Record. The request is to allow the existing lot size of 2,897 square feet in the development of the proposed single family residence. The size makes the beneficial use of the lot nearly impossible with strict application of the current Zoning Code. However, the configuration of the proposed residential lot makes the lot a viable residential property, improving the vacant site. The property is proposed to be constructed with a two-story residence having a footprint of 1,024 square feet and a total area of 2,048 square feet. The site will meet the required building coverage restriction of not more than 40% (35% actual). The allowance of the smaller lot size will not negatively impact any adjacent properties as the provided improvement to the property, in place of the vacant abandoned site, will benefit the area. Granting this variance will not pose any health or safety threats to either the owner or public.

#### Non-Use Variance for Rear Setback (east side)

Section 7.3.104 of the Colorado Springs Zoning Code requires rear setback of 25 feet. The request is to allow a rear setback of five (5) feet. Strict application of the R-5 setbacks prevents the reasonable use of the lot. A residential structure in compliance with the applicable setbacks is not allow the construction of a beneficial and desirable residence on this lot. The lot is also not able to meet the needs of modern commercial enterprises. The proposed rear setback of five feet matches the setback imposed on the adjacent property to the east, which is a site lot line to that property. The allowance of the reduced rear setback to five feet will not negatively impact the adjacent properties since the existing setback on the east side is the same as requested for the subject property. Granting this variance will not pose any health or safety threats to either the owner, tenant, or public.

#### Non-Use Variance for Front Setback (west side)

Section 7.3.104 of the Colorado Springs Zoning Code requires front setback of 20 feet. The request is to allow a front setback of 13 feet to the structure and 8 feet to the front deck. Strict application of the R-5 setbacks prevents the reasonable use of the lot. A residential structure in

compliance with the applicable setbacks does not allow the construction of a beneficial and desirable residence on this lot. The lot is also not able to meet the needs of modern commercial enterprises. Existing setbacks for properties in this area of the city tend to be smaller. Smaller front setbacks in downtown urban environments, such as this, are commonly encouraged. The proposed front setback of 13'8" is also greater than that of the adjacent property to the north of 6 feet. The allowance of the reduced setback will enable this owner to construct a viable residence on the lot and still stay within the maximum lot coverage requirement of 40%. The allowance of the reduced front will not negatively impact the adjacent properties since the existing setbacks are already smaller. Granting this variance will not pose any health or safety threats to either the owner, tenant, or public.

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