



35 E Ramona Rezoning

X.X: ZONE-25-0012

CITY COUNCIL

November 25, 2025



X.x

35 E Ramona Rezoning



QUICK FACTS

Location:

35 E Ramona Avenue

Zoning and Overlays

Current:

R-5 (Multi-Family High)

SS-O (Streamside Overlay)

Proposed:

MX-M (Mixed-Use Medium Scale)

Condition of Record (CR)

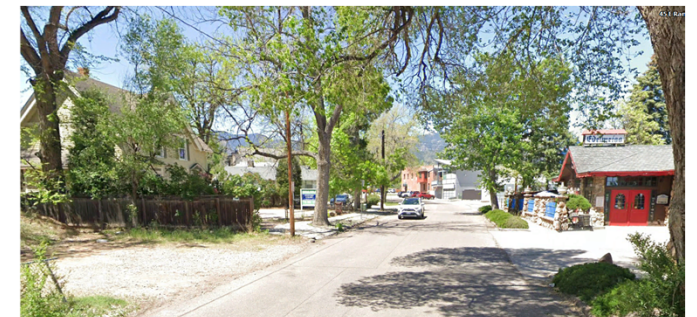
SS-O (Streamside Overlay)

Site Area:

APPLICATIONS

Zoning Map Amendment (Rezoning)

VICINITY AND ZONING



35 E Ramona Rezoning

PROJECT SUMMARY

File #(s):

ZONE-25-0012

Project Proposal:

- Zone Map Amendment to MX-M
- Facilitate future small-scale commercial and residential uses. Broaden uses beyond residential.
- Use considered with the rezoning is a salon (Small Personal and Business Services Use)
- Building has had residential and commercial. Commercial use by a 2004 Use Variance for an Interior Design Studio
- Application requested limited uses
- Condition of Record included to implement requested limited uses.
- Compatible with surrounding zoning and uses
- Compatible with PlanCOS and Ivywild Neighborhood Plan.
- Development Plan for a Salon has been submitted and under review

REZONING



X.x

TIMELINE OF REVIEW



Initial Submittal Date

May 6, 2025

Number of Review Cycles

Three (3) Review Cycles

Item(s) Ready for Agenda

September 12, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	3, Initial Review, CPC and CC
Postcard Mailing Radius	1,000 feet, plus Ivywild Improvement Society
Number of Postcards Mailed	173, mailed 3X – Initial Review, CPC and CC Public Hearings
Number of Comments Received	One comment prior to CPC review

PUBLIC ENGAGEMENT

Hi Bill,

I'd like to submit a public comment for the Zone-25-0012 zone change proposal.

I am in support of the proposal. This is an exciting area of town that will hopefully continue to develop into a destination in its own right. Neighborhood oriented businesses are crucial to healthy cities. Additionally, its proximity to major transit and bike routes makes this a logical candidate for rezoning. Hope they make use of their creek frontage.

Thanks,
Harrison

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-25-0012

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

OPTIONAL MOTIONS



Should the City Council wish to approve the rezoning application, the following motion is suggested:

Adopt an ordinance amending the zoning map of the City of Colorado Springs pertaining 14,533 square feet (.33 acres) located at 35 East Ramona Avenue from R-5 SS-O (Multi-Family High with Streamside Overlay) to MX-M CR SS-O (Mixed-Use Medium Scale with Condition of Record and Streamside Overlay), 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.D.

Should the City Council wish to deny the rezoning application, the following motion is suggested:

Deny an ordinance amending the zoning map of the City of Colorado Springs pertaining 14,533 square feet (.33 acres) located at 35 East Ramona Avenue from R-5 SS-O (Multi-Family High with Streamside Overlay) to MX-M CR SS-O (Mixed-Use Medium Scale with Condition of Record and Streamside Overlay), 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.D.

