



DATE February 11, 2025
PROJECT 1202 N. Academy Blvd
SUBJECT Land Use Statement

Per the image illustrated below, the property includes a property that in its entirety includes two zoning classifications. The rear (west) fifteen (15) feet of the property is zoned R-5, while the balance of the property is MX-M. We are requesting a waiver of the Land Use Plan in lieu of the following Land Use Statement.

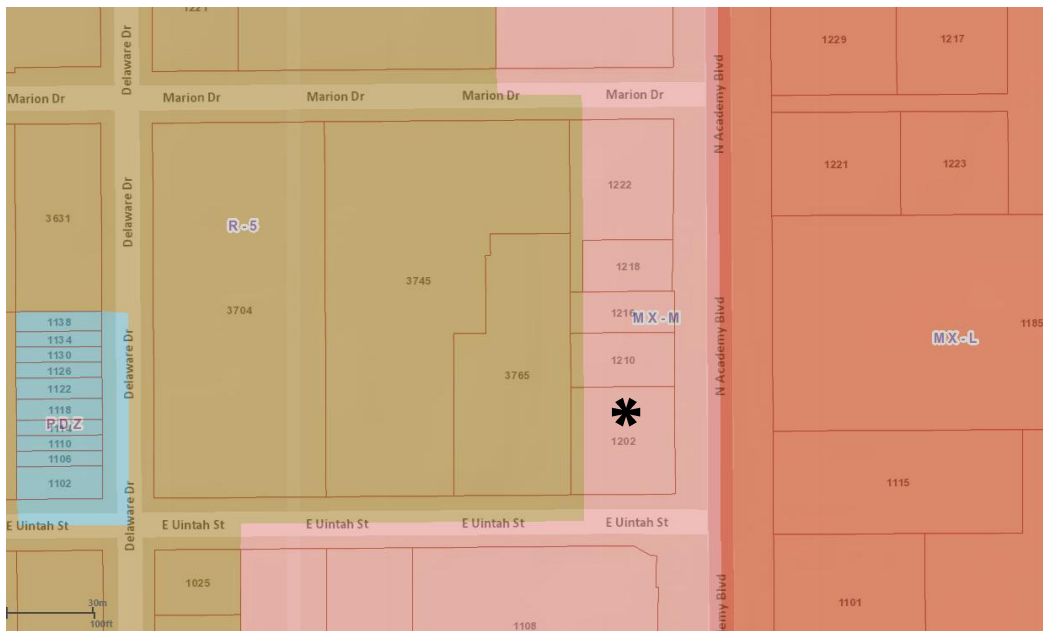


Figure 1 Zoning illustrated for the property and adjacent properties on the City's Springs view website.

As mentioned in the Project Statement, the purpose of the Zone Change application is to clean up the zoning of the property to remove the zone change obstacle from the land to allow for a future purchaser of the property to redevelop the property within the MX-M zone classification.

We request a waiver of the Land Use Plan by the Planning Manager due to the following conditions, per section 7.5.514 of the Unified Development Code (UDC):

1. The land area of the property is 15,113 square feet, or 0.35 acres – far less than the required maximum of ten acres;
2. The land area is part of an established surrounding development pattern of commercial property. The property is also a part of the South Academy Master Plan, derived as a manner to encourage redevelopment and revitalization of this corridor;
3. The proposed zoning pattern for the land aligns with adjacent existing zoning and development pattern. With this application, there is not a plan for development, but rather in the sale of the property to a future property owner with an unknown intent of development; and



4. Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.
5. The proposed zoning of the property mirrors the existing zoning and the zoning of the adjacent properties. The goal of this zoning amendment is to allow the entirety of the property to be the same zone and allow for it to be developed.
6. The property is considered to be infill and includes the major infrastructure ready for the development. Changes are not contemplated with this zone change application.