

June 6, 2018

Re: Project Statement – UPDATE
11-Unit Apartment Building
430 W. Pikes Peak Ave.
Colorado Springs, CO 80905

The proposed project is a three-story 11-unit apartment building located at 430 W. Pikes Peak Ave. (NE corner of the N. Walnut St. & W. Pikes Peak Ave. intersection). The lot is zoned C6 CU and has an area of 10,500 square feet. Walnut Street borders the west property line, and Pikes Peak Avenue borders the south property line. A single-family residence exists on the adjacent property to the north, and a small commercial building exists on the adjacent property to the east. The proposed apartment building will replace a vacant lot that is currently used as overflow parking. Due to the current zoning of this property, a conditional use permit is required for a multi-family use. Residential projects in the C6 CU zone must meet R5 standards for setbacks, density, height, etc. This project statement covers a conditional use request along with a nonuse variance request for front setback encroachment (section 7.3.104). In addition, a waiver of replat is required to address subdivision status.

1. Conditional use request (R5 use in C6 CU zone)
 - Surrounding neighborhood:
The value and qualities of the neighborhood surrounding the proposed use are not substantially injured as the proposed use is a significant improvement over the existing parking lot. The proposed use will serve as a transitional land use between single-family residential uses to the west and north, and commercial and industrial uses to the west and south.
 - Intent of Zoning Code:
The proposed multi-family use is classified as R5, and the subject property is zoned C6 CU. This conditional use is consistent with the intent and purposes of the Colorado Springs City Code to promote public health, safety and general welfare as the proposed multi-family use is listed as “conditional” in a C6 CU zone per current Zoning Code.
 - Comprehensive Plan:
The proposed multi-family conditional use is consistent with Objectives LU1 (Regional Growth & Planning) and LU6 (Housing) of the Comprehensive Plan of the City. Policy LU 102 – the proposed use promotes coordinated and compatible development within the Potential Urban Growth Area. Policy LU 601 – the proposed use assures provision of housing choices in the city. Policy LU 602 – the proposed use integrates housing with other supportive land uses in the neighborhood.
2. Front setback nonuse variance request
 - Extraordinary or exceptional conditions:
In regards to public health, safety and general welfare, the size and aspect ratio of the subject property does not allow for proper placement of the proposed building and parking on the site without encroaching into the established R5 use 20' front setback requirement.
 - No reasonable use:
The 20' front setback is a code standard that exists for R5 zones. The proposed multi-family use is conditional to its subject property zoned C6 CU. A commercial building could be built on the subject property with no front setback requirements,

proving that setback distance from the front property line is irrelevant in the Parrish's Addition C6 CU Zone.

- No adverse impact:
The granting of this request will not adversely affect public health, safety and general welfare, nor will it be injurious to the surrounding properties as it still leaves a generous front buffer space between the front of the building and the property line, sidewalk and street. A buffer space that is much more generous than many of the surrounding properties.