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SCAN FOR WEBSITE



URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
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Licensed Landscape Architects (PLA) American Society of Landscape Architects (ASLA) American Planning Association (APA)



- **LAND USE STATEMENT**
- **PROJECT STATEMENT**

February 26, 2025

S. 23rd Street Rezoning | ZONE 25-0004

TSN 7411301001

10 South Twenty Third Street
Colorado Springs, CO 80904

LAND USE STATEMENT

- **OWNER REQUESTS- TO REZONE EXISTING PROPERTY FROM R-2 TO MX-N: MIXED USE NEIGHBORHOOD SCALE. SPECIFIC USES TO BE CONSIDERED MAY INCLUDE SMALL OFFICE SPACE, CAT CAFE, RETAIL/MERCANTILE SHOP, VINTAGE AND CONSIGNMENT SHOP, SALON/SPA, AND OTHER SMALL RETAIL AND SERVICE TYPE BUSINESSES AS PERMITTED BY CODE.**
- **THE EXISTING 900 SQUARE FOOT SIZE STRUCTURE ON THE PROPERTY WAS CONSTRUCTED IN 1905 AS A COMMERCIAL PRINT SHOP THAT DESIGNED AND PRINTED MAPS FOR COLORADO SPRINGS. IT HAS OPERATED AS A COMMERCIAL SPACE FOR 120 YEARS SINCE. THERE IS NO EVIDENCE OF THE PROPERTY EVER HAVING BEEN USED FOR RESIDENTIAL PURPOSES, DESPITE IT HAVING BEEN ZONED R-2 BY THE CITY OF COLORADO SPRINGS IN THE MID-20TH CENTURY. SEVERAL INTERIOR REFINISH IMPROVEMENTS HAVE BEEN MADE TO THE BUILDING BY THE CURRENT OWNER. THE EXISTING STRUCTURE IS SCHEDULED TO REMAIN WITH NO ADDITIONS OR MAJOR EXTERIOR MODIFICATIONS PROPOSED AT THIS TIME.**
- **THE PROPOSED REZONE AND POTENTIAL USES OF THIS PROPERTY ARE COMPATIBLE WITH THE SURROUNDING OLD COLORADO CITY NEIGHBORHOOD. IT IS A REASONABLE TRANSITIONAL USE BETWEEN THE ADJACENT BUSINESS DISTRICT ON WEST COLORADO AVENUE AND EXISTING RESIDENTIAL DWELLINGS ON SOUTH TWENTY THIRD STREET AND WEST PIKES PEAK AVENUE.**

- **PROVISIONS IDENTIFIED IN PLANCOS ARE SATISFIED WITH THIS REZONE REQUEST**

Per UDC 7.5.601.B.3, a, b, c:

3. If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following:

- a. Proposed land uses, housing densities (as applicable), and development intensity;
- **THE REZONE REQUEST FROM R-2 TO MX-N: MIXED USE NEIGHBORHOOD SCALE DOES NOT PROPOSE TO RECONFIGURE OR REDEVELOP THE 900SQ. FT. BUILDING THAT HAS EXISTED ON THE PROPERTY SINCE 1905. PREVIOUS USES OF THE PROPERTY HAVE ALL BEEN COMMERCIAL. THE CURRENT ZONE DISTRICT OF R-2 (A RESIDENTIAL ZONE DISTRICT WHICH WAS ASSIGNED TO THE PROPERTY BY THE CITY OF COLORADO SPRINGS IN THE MID-20TH CENTURY), YET THE PROPERTY HAS NEVER BEEN USED FOR RESIDENTIAL PURPOSES.**

AS MX-N, NO CHANGES IN USE ARE PROPOSED; ALL REQUESTED USES ARE COMPATIBLE WITHIN THE COMMERCIAL USES ALLOWED BY THE CITY. NO CHANGE IN DENSITY OR DEVELOPMENT INTENSITY IS PROPOSED.

- b. Compatibility with adjacent development patterns; and
- **PROPOSED COMMERCIAL USES OF THIS PROPERTY WITHIN THE REQUESTED MX-N ZONE DISTRICT IS COMPATIBLE WITH THE INTENT OF UDC 7.2.302: MX-N MIXED-USE NEIGHBORHOOD SCALE:**

7.2.302: MX-N: MIXED-USE NEIGHBORHOOD SCALE:

A. Purpose: 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. Land uses are as indicated in [Table 7.3.2-A](#) (Base and NNA-O District Use Table). 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. The layout of permitted use types shall be as shown in a Land Use Plan approved pursuant to Section [7.5.514](#) (Land Use Plan).

- **THE SUBJECT PROPERTY IS LOCATED AT THE EDGE OF AN EXISTING RESIDENTIAL NEIGHBORHOOD; IT IS ALSO ADJACENT TO EXISTING COMMERCIAL PROPERTIES ON W. COLORADO AVENUE AND S. TWENTY THIRD STREET. IT WILL MAINTAIN THE SCALE OF THE ADJACENT NEIGHBORHOOD, AS NO EXPANSION OF THE EXISTING STRUCTURE IS PROPOSED.**

USES ALLOWED AT THIS PROPERTY WHEN REZONED TO MX-N INCLUDE:

1. **PERSONAL OR BUSINESS SERVICE (SMALL); CONDITIONAL USE**
2. **RETAIL SALES (SMALL); PERMITTED USE**
3. **OFFICE; PERMITTED USE**
4. **MEDICAL OFFICE; PERMITTED USE**
5. **RESTAURANT; PERMITTED USE**
6. **CLUB, LODGE, SERVICE ORGANIZATION; PERMITTED USE**

AS PREVIOUSLY INDICATED, PROPOSED USES MAY INCLUDE *SMALL OFFICE SPACE, CAT CAFE, RETAIL/MERCANTILE SHOP, VINTAGE AND CONSIGNMENT SHOP, SALON/SPA, AND OTHER SMALL RETAIL AND SERVICE TYPE BUSINESSES* AS PERMITTED BY CODE.

c. Impact to adjacent developments including but not limited to light, noise, and traffic.

- **NO ADVERSE IMPACT IS ANTICIPATED TO THE ADJACENT EXISTING NEIGHBORHOOD. NO ANCILLARY LIGHTING IS REQUIRED FOR THE EXISTING BUILDING EXTERIOR, NOR WOULD ADDITIONAL NOISE AND TRAFFIC BE GENERATED BY ANY OF THE PROPOSED PERMITTED OR CONDITIONAL USES. PARKING CAN BE ACCOMMODATED ON-STREET, AS IT HAS BEEN FOR 120 YEARS.**

PROJECT STATEMENT:

7.5.704.D.:

D. Approval Criteria: An application for an amendment to the zoning map shall be subject to the following criteria for approval:

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). Policy UP-4.C: Ensure that the City Zoning Code supports the intent of unique places.

- **THE PROPOSED REZONING OF THE SUBJECT PROPERTY IS SUPPORTED BY THE FOLLOWING STRATEGIES AND POLICIES OF PLANCOS:**

Strategy UP-4.C-1: Support additional mixing and integration of land uses as zoning use-by-right or administrative approval.

Policy UP-4.C: Ensure that the City Zoning Code supports the intent of unique places.

Strategy UP-4.C-1: Support additional mixing and integration of land uses as zoning use-by-right or administrative approval.

Policy TE-2.C: Enhance the physical environment by creating new amenities that help attract and retain new businesses and residents.

Strategy TE-2.C-1: Prioritize redevelopment and activation in Downtown and other urban activity centers in order to establish or enhance economic development.

Strategy TE-2.C-2: Support the redevelopment and adaptive re-use of functionally obsolete buildings, commercial centers, and office parks, as new mixed use employment centers.

- **PLAN COS RECOGNIZES THE SUBJECT PROPERTY AS BEING WITHIN THE OLD COLORADO CITY ESTABLISHED HISTORIC NEIGHBORHOOD | REINVESTMENT AREA AND COMMUNITY HUB. THE FOLLOWING POLICY AND STRATEGY ARE SUPPORTED BY THE PROPOSED REZONING:**

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.

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

- **THE REZONING IS COMPATIBLE WITH OTHER EXISTING USES IN THE SURROUNDING NEIGHBORHOOD, WHICH IS PRIMARILY SINGLE-FAMILY RESIDENTIAL AND NEIGHBORHOOD SCALE COMMERCIAL.**

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

- **THE LOCATION OF THE LAND BEING AMENDED HAS BEEN APPROVED FOR COMMERCIAL USE (E.G. PRINT SHOP) SINCE IT WAS DEVELOPED IN 1905.**

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.

- **PREVIOUSLY ADDRESS IN 7.2.302: MX-N MIXED USE NEIGHBORHOOD SCALE. IT WILL MAINTAIN THE SCALE OF THE EXISTING NEIGHBORHOOD, AS NO EXPANSION OF THE EXISTING STRUCTURE IS PROPOSED.**

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 SUBJECT PROPERTY AND EXISTING STRUCTURE LOCATED ON IT ARE VACANT AND HAVE BEEN VACANT FOR SEVERAL YEARS; THERE ARE NO TENANTS OF OCCUPANTS OF THE PROPERTY.**

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 Subsection 7.5.514C.3 (Land Use Plan Criteria).

- **A LAND PLAN IS NOT BEING SUBMITTED 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.

- **THE REZONING IS CONSISTENT WITH OTHER EXISTING USES IN THE SURROUNDING NEIGHBORHOOD, WHICH IS PRIMARILY SINGLE-FAMILY RESIDENTIAL AND NEIGHBORHOOD SCALE COMMERCIAL. THE PROPERTY AND STRUCTURE ARE EXISTING AND NO APPROVED CONCEPT PLANS THAT HAVE BEEN IMPLEMENTED WILL NOT HAVE TO BE AMENDED IN ORDER TO BE CONSISTENT WITH AN AMENDED ZONING MAP.**

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 [7.2.607](#)D.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 FOR SUBJECT LOT.**

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 FOR SUBJECT LOT.**

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)). (Ord. 23-03)

- **SUBJECT PROPERTY IS LOCATED WITHIN AN HISTORIC OVERLAY DISTRICT. THE EXTERIOR OF THE EXISTING STRUCTURE AND THE LOT ON WHICH IT SITS WILL REMAIN COMPATIBLE WITH THE ARCHITECTURAL STYLES OF THE SURROUNDING NEIGHBORHOOD.**

END.