



2024 E Boulder Street Rezoning

ZONE-22-0005

CITY COUNCIL

PUBLIC HEARING – MAY 27, 2025



2024 E Boulder Street Rezoning

QUICK FACTS

Address:

2024 E Boulder St

Zoning:

R-4 (Multi-Family Low) and MX-M
(Mixed-Use Medium Scale)

Site Area

16,884 square feet (.39 acres)

Land Use

Existing – Vacant

Proposed – Single-Family Attached




Council District 5

APPLICATIONS

(1) Zone Map Amendment (Rezoning)

CONTEXT MAP



-  Bus Stop
-  Bus Route
-  Bike Route

2024 E Boulder Street Rezoing

PROJECT SUMMARY

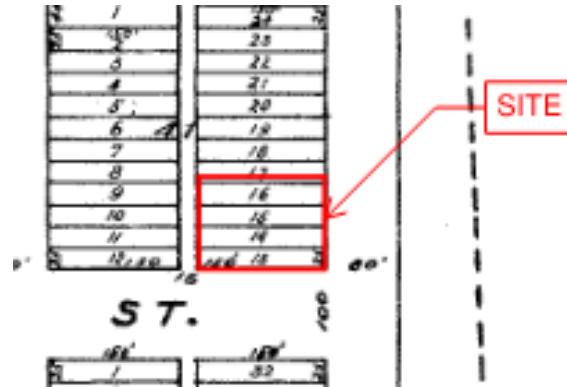
File #(s):

ZONE-22-0005

Background:

- Annexed in 1957
- Lots 13 – 16, portion of Lot 17, First Addition to Knob Hill
- Split zoned MX-M and R-4 dating back to the 1950's
- Lots are current vacant
- Previously existing residences were demolished in 2020/21
- The property was placed in the name of the Applicant in 2021.

SITE CHARACTERISTICS



2024 E Boulder Street Rezoning



PROJECT SUMMARY

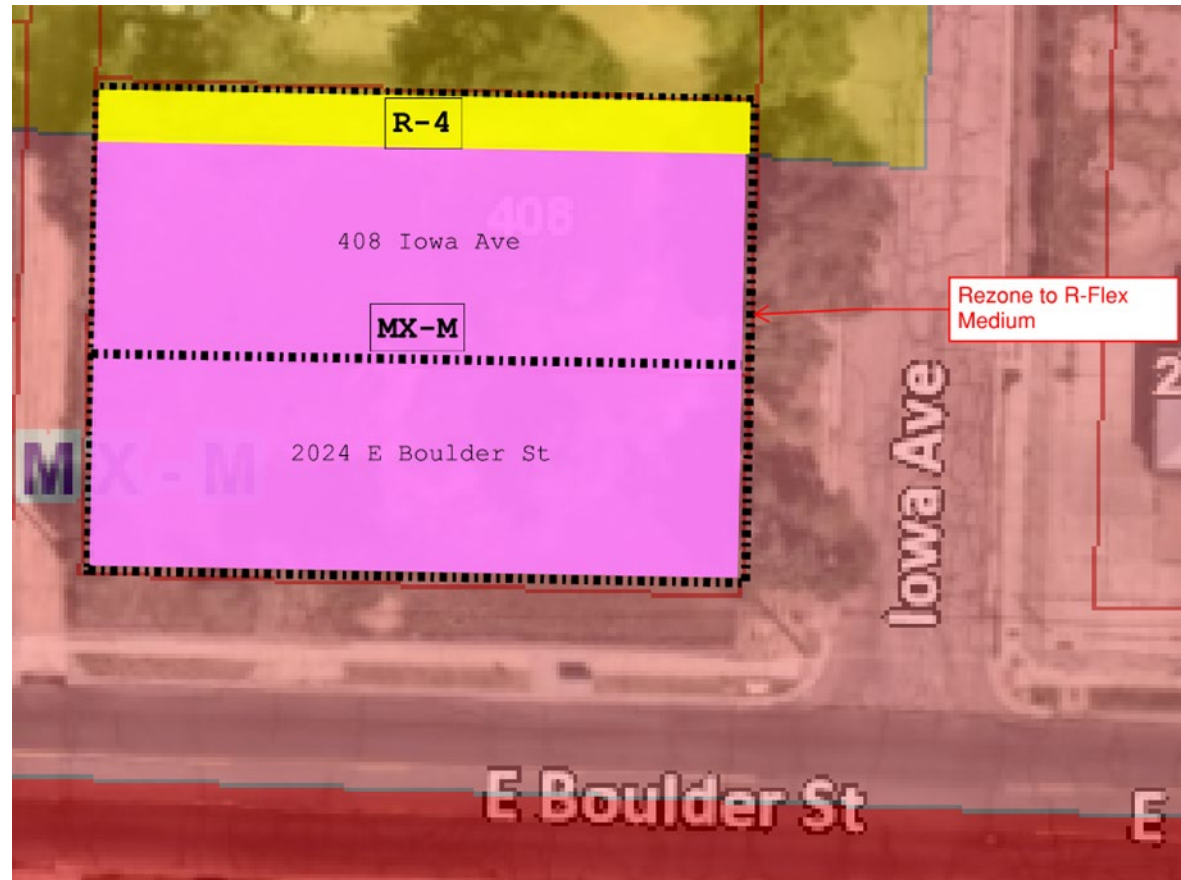
File #(s):

ZONE-22-0005

Project Proposal:

- Rezoning to R-Flex Medium
- Addresses a split zoning condition
- Facilitates future development by the Applicant
- Proposed development is for six (6) single-family attached homes, each on their own lot (i.e., townhomes).
- Proposed zoning fits in terms of use, scale and density, both for existing and future uses adjacent and surrounding the property.
- Compatible with PlanCOS and Knob Hill Neighborhood Plan

REZONING



TIMELINE OF REVIEW



Initial Submittal Date

August 22, 2022

Number of Review Cycles

Three (3) Review Cycles

Item(s) Ready for Agenda

February 22, 2025

STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	2, Initial Review, and CPC
Postcard Mailing Radius	1,000 feet, plus Kitty Hawk/Bonnyville HOA
Number of Postcards Mailed	241, mailed 2X – Initial Review and CPC Public Hearing
Number of Comments Received	Two (2) public comments – phone calls

PUBLIC ENGAGEMENT

- No opposition to the proposed zoning.

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-22-0005

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

OPTIONAL MOTIONS



ZONE-22-0005 – 2024 E Bouldering Rezoning

1. Motion to Approve

Recommend approval to City Council the Zone Map Amendment (Rezoning) from R-4 (Multi-Family Low) and MX-M (Mixed-Use Medium Scale) to R-Flex Medium consisting of .39 acres (16,884 square feet) located at 2024 East Boulder Street, 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 with the following condition:

- 1) The Legal Description and Drawing exhibit are revised to indicate that the acreage of the rezoning is .39 acres (16,884 square feet).
- 2) The Concept Plan exhibit is revised to correct the area of the rezoning to .39 acres (16,884 square feet).

2. Motion to Deny

Recommend denial to City Council the Zone Map Amendment (Rezoning) from R-4 (Multi-Family Low) and MX-M (Mixed-Use Medium Scale) to R-Flex Medium consisting of .39 acres (16,844 square feet) located at 2024 East Boulder Street, 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.

