

Date: March 14, 2019
To: City Of Colorado Springs
Land Use Review Division
Planning & Community Development Department
Attn: Michael Schultz, Principal Planner
Project: Switchback Coffee
Location: 330 N Institute St.
Colorado Springs, CO 80903

Project Statement - MINOR AMENDMENT TO DEVELOPMENT PLAN

Project Description:

The following is a proposal for a Minor Amendment to the Development Plan for the site at 330 & 332 N. Institute St. and accompanes a Zone Change Request from R-2 (Two-family Residential) to C-6 (General Business). Switchback Coffee is operating out of an existing, non-conforming building that does not fit City Zoning requirements. This application is to bring the building and its uses into compliance with City Zoning codes.

Project Justification:

1. The Minor Amendment to the Development Plan is being done to bring the property to current code compliance with its actual uses.
2. The Minor Amendment request is accompanied by a Zone Change as well as a non-use Variance request to address the off-off-street parking requirement. It should be noted that the parking requirements stated on the Minor Amendment to the Development Plan reflect the current uses and a Non-Use Variance is being requested to address the parking deficiency.

Project Issues:

1. *The existing building is not and has never been a residence, and has been functioning as a business for many years, which is not an allowed use under the current zoning. A re-zone will bring the building into compliance, and the conditions of record will prevent unwanted future uses that may be possible in the C-6 zone.*
2. *Parking on the site is not possible due to existing, non-conforming building on the site and the existing patio space to the east side. A non-use variance is submitted with this application to allow for 0 off-street parking spaces where 23 are required.*

Please feel free to contact me anytime with questions and/or comments on this Project Statement.

Respectfully,
Echo Architecture, LLC.
by 
Ryan Lloyd
Architect