



URBAN LANDSCAPES LLC  
URBAN DESIGN | LANDSCAPE ARCHITECTURE  
2752 West Colorado Avenue  
Colorado Springs, CO 80905  
[john@urbanlandscapes.design](mailto:john@urbanlandscapes.design)  
719.600.8366

February 10, 2025

Bill Gray  
Senior Planner  
Planning and Community Development Department  
30 S. Nevada Ave, Suite 105  
Colorado Springs, CO 80901

Please find the revised application for a Zone Change to this email. Per recent discussion, we have updated the zoning request with the change of zoning by the City with the goal to remove the current split zoning to the property at 2024 East Boulder Street. The vacant site, which once included a home, is on the NW corner of Boulder Street and Iowa Avenue.

At a future time, we will resubmit a Replat and Development Plan drawing for the property. With the revised zoning for the property and the overall UDC, the previous application for a Conditional and Non-Use Variances are no longer necessary. We will be sending a letter to formally withdraw these applications on Accela.

The property today is zoned MX-M for the majority of the property with a small portion of the lot zoned as R-4. The proposed zoning for the property is to rezone the entirety of the property as R-Flex-Medium, which allows a residential density range between five (5) and sixteen (16) units per acre. The planned six (6) units would have a net density of 15.56 dwelling units/acre (6/0.385 acres).

Master Plan	Knob Hill Master Plan
Current Zoning	MX-M/R-4
Proposed Zoning	R-Flex-Medium
Total Land Area (Acres)	0.385
Proposed Max. Dwelling Units (DU)	6
Proposed Density (DU/Acre)	15.56
Tax Schedule Numbers	6416203011 & 6416203008
Development Schedule	Commence Construction Spring/Summer, 2025
Min. Lot Area	1,500 sq. ft. per DU
Min. Lot Width (Feet per DU)	20
Max. Building Height (Feet)	45
Front Setback Required (Feet)	10 (20 for Front Garage)
Side Setback Required (Feet)	1 Min. with 6 Combined Both Sides
(Res) Corner Lot Side Setback (Feet)	15
Rear Setback Required (Feet)	10

The following pages include the Zone Change Criteria accompanied by the justification for the proposed Zone Change, including language from the comprehensive plan, PlanCOS, and the Knob Hill Master Plan published in 1984.

Thank you for your consideration.

Sincerely,

**John W. Olson** RLA | LEED-AP | CNU-A  
Urbanist | Landscape Architect



# Zoning Map Amendment

Addresses                    2024 E. Boulder Street and 408 Iowa Avenue  
 Existing Zoning            (Split) R4 and MX-M  
 Proposed Zoning         R-Flex-Medium



## Review Criteria

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).*

As an attribute of Infill development, the applications presented for 2024 East Boulder meet and/or contribute to many of the goals and policies of the Comprehensive Plan. The following are five specific strategies listed under the goals and policies of PlanCOS that the proposed development will positively affect:

- 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;
- Strategy UP-2.A.4**    Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment;
- Strategy TE-1.C-3**    Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation;



**Strategy TE-4.A-1** Encourage revitalization and infill in underutilized urban places, as detailed in Chapter 3;

**Strategy SC-4.A-1** Support a combination of density, infill, redevelopment, and design to reduce the rate of addition of pipeline and conductor miles that need to be maintained by Colorado Springs Utilities (CSU) or other entities.

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

The development of this property will be providing necessary eyes on the street. Today, the property is vacant and therefore a liability for the area. The development of the property provides necessary investment. In the opening pages of PlanCOS, under “Our Big Ideas” the following is written regarding “Vibrant Neighborhoods:”

***“As our city matures, a decline of any neighborhood will not serve us well. Neighborhood disinvestment affects our entire city. If we are not paying attention and being proactive as a city, we should expect areas to change in undesirable ways.”***

Our hope is that the investment in this property will provide a pebble in the pond of the Knob Hill Neighborhood and encourage additional investment by the neighboring properties.

- 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 zoning proposed is very similar to the zoning that exists on the property today. We believe that the R-Flex Medium zone is very complementary to the adjacent zoning of MX-M and R-4 that exist today.

- 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.*

R-Flex Medium is very similar to both zone districts that exist today and that are adjacent to the property.

- 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 property today is vacant, therefore there are not occupants of the property. The intention of the Zoning Change is to allow the property to be developed and provides necessary “Missing Middle” housing that are highly needed in Colorado Springs.

- 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).*

Provided with this resubmittal.



- 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 Plan that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.*

The Knob Hill Master Plan was created in April, 1984, and stands as the only Master Plan for the area. This Master Plan has been in existence for nearly 40 years at this time, however many of the areas of concern are consistent with concerns today across the city. A summary statement of the concerns is as follows:

*“Some of the leading problems noted so far include the level of housing deterioration, lack of sidewalks, low-income level of many of the residents, the impacts and hazards caused by traffic, the number of homes still using septic systems, the abundance of renter-occupied housing units and the mixed residential/commercial land use and zoning pattern.”*

**POLICIES:**

The site for 2024 E. Boulder falls under “Subarea Three” which is all of the Knob Hill Master Plan Area south of Willamette Avenue. The second policy of Subarea Three is most applicable to the 2024 E. Boulder proposed development and states:

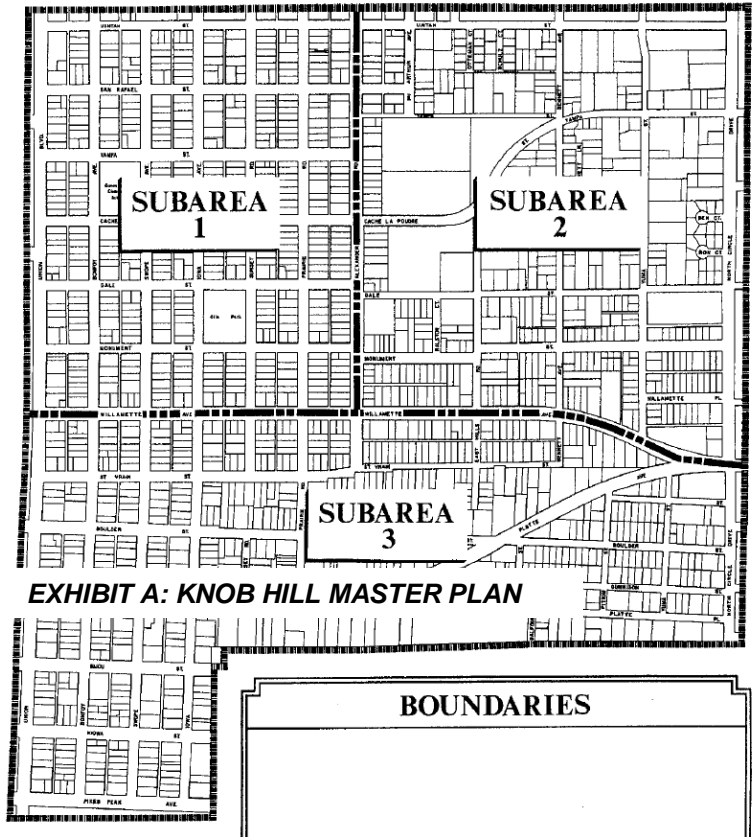
*“The area located between Willamette Avenue and Boulder Street and north of Platte Avenue **should serve as a buffer or transition between the low-density residential area to the north and the heavy commercial area to the south.** The predominant land use in this area should remain low density residential but other uses may also be appropriate, especially medium density residential and office-residential uses.”*

Additionally, the last policy recommendation under “Housing” states as follows:

*“The City should **encourage the development of compatible residential developments on vacant land in Knob Hill** in order to increase the housing supply for both owners and renters in the neighborhood.”*

In summary, the proposed development of the vacant parcel fits in very well with both of the above policies of the Master Plan, providing necessary housing in a context-sensitive manner.

- 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 7.2.607D.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.

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.

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)).*

Yes, the zoning complies and is complementary with the location of the property.