

Tool Zone and SCS CS Location

1316 N. Academy Blvd.

Colorado Springs, CO 80909

5/11/2021

Use Variance Development Plan

Project Statement:

- 1. Description:** Obtain a use variance at 1316 N. Academy Blvd., Colorado Springs, CO 80909 site, adding construction sales and service to the to the current OC classification. Repairs of equipment and shipping (loading) would occur off site.

- 2a. Justification:** Current site usage is the US Taekwondo Center, and the facility is surrounded to the North, South and East by uses comparable to that requested. Requested variance would align the property with other sites in the surrounding location. No adverse effect would occur to adjacent neighbors. See review criteria below:

- 2b.** The proposed sales and service is consistent with the intent of the zoning code for this commercial area.

- 2c.** The proposed low intensity use is consistent with the general commercial nature of the city's comprehensive plan for this area. The proposed use is anticipated to have no adverse effect on traffic or the health, safety and welfare for long term use of this property.

That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and

- Arby's restaurant to the immediate South, Visionworks and Goodyear to the East, and Aaron's and other commercial / retail sites to the North – the new usage would be consistent with existing surrounding businesses.

That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also,

- Petitioner is attempting to purchase the building for the use as described in the above description. A successful use variance approval is required as a condition of the building purchase.

That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.

- The requested variance will likely result in reduced traffic (traffic letter pending), as the petitioner currently owns two similar businesses in the city of Denver as a comparison. Additionally, there is likely to be increased sales tax collected and elements of the inside of the property will be improved (for example: current non-functional in-ground hot-tub will be removed).

- 3. Issues:** No issues have been identified during the pre-application process.