

# Y|O|W ARCHITECTS

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**Date: April, 15, 2022**  
**August 22, 2022**

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**Land Use Review Division**

**Planning & Community Dev.**

City of Colorado Springs

30 South Nevada Avenue, Suite 701

Colorado Springs, CO 80903

**RE: 125 N. Parkside– PROJECT STATEMENT**  
**Zone Change, Development Plan and Final Plat**

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This submittal is for approval of a Zone Change, Development Plan and Final Plat for a Multi-family apartment building to occupy the existing office building. It is proposed that the lot shall be Replatted as Parkside 32 a Replat of a portion of Block 1 Smartt's Subdivision No. 5, and that adjacent Unplatted portion of and all being within the north half of section 16, Township 14 south, Range 66 west of the 6<sup>th</sup> P.M. in the city of Colorado Springs, El Paso County, Colorado (reception no. 6416117029) The property located at 125 N. Parkside is 31,598 sf ( 0.73 Acres).

A Zone Change application is requested to remove the R1-6 designation to allow for multi-family within the OC (Office Complex) designation. This Zone change shall not be detrimental to the public interest, health and safety, convenience of the public. The change that the zone change shall bring about would allow for the less intense use of an existing building. This zone change shall be consistent with the goals of the comprehensive plan, this request would add a variation in housing types which is encouraged in this area. This zone change shall help buffer the traditional residential area to the east by providing residential units at a higher intensity between them and the office and commercial zones to the west and southwest.

**OC - Office complex:** This zone district accommodates various types of office uses performing administrative, professional and personal services. These are typically small office buildings developed in a cluster with an internal traffic system or one larger office building with considerable landscaping. This type of development can serve as a transitional use between more intensive uses of land such as major thoroughfares and/or commercial districts and the less intensive uses of land such as low density residential.

A Final Plat application shall be competed for this parcel. This application shall show that the infrastructure as far as traffic and utilities are adequate for the project. A traffic generation analysis has been included with this application for verification. This project shall improve the parcel and hopefully lift some law enforcement burden in the area as well. We feel that this request shall allow for the most flexibility of the building looking to the future.

**PROJECT STATEMENT**

125 Parkside

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The Development Plan illustrates that we don't anticipate any changes to the site other than removing the striping of the parking spaces that are located on the adjacent lot to the northeast (Lot 1, Smartts Subdivision No. 5). We are also improving the landscaping along the western edge of the site along Parkside. We envision this project shall improve the site as a whole aesthetically, public safety, and harmony with the surrounding area.

Every effort shall be made to meet the development standards for the multi-family use and providing a project that is harmonious with adjacent land uses, seeking balance with the overall community Master Plan goals and providing access and amenities consistent with a mixed-use development that provides strong outdoor connections to parks and activities in the area.

This project is harmonious with adjacent land uses and will serve community with more multi-family residential units in the area. Vehicular circulation encourages safe travel around and within the site. Movement of handicapped persons is safe and convenient throughout the site with the use of sidewalks and ramps. Pedestrian circulation is designed to create safe and pleasurable movement through the site. The existing access drives shall not be changed, The two access points along Bijou and the one access point along Parkside shall remain as they are. The project shall decrease the intensity of traffic within and around the building, from the previous office building use.

Should you require any additional information, please contact me at 719.475.8133.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "B. Nichols".

Brad Nichols, Planning Associate  
YOW Architects PC