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February 5, 2026

Mr. Austin Cooper, Senior Planner
Land Use Review Division, City of Colorado Springs
30 S. Nevada, Suite 701
Colorado Springs, CO 80903
Austin.Cooper@coloradosprings.gov

Re: 5325 Mark Dabling Zone Change Application

Thank you for the coordination and discussion of the Zoning Map Amendment (Rezoning) for the property at 5325 Mark Dabling. Our client, Rodrigo Terrazas, acquired the property prior to the update to the Unified Development Code where the property was rezoned to MX-N without consideration to prior approvals that existed for the property.

The previously approved zoning for the property was OC, which allowed uses that have been and continue to be considered for the property including Multi-Family Residential and another land use considered for the property – Campground or Recreational Vehicle Park.

Prior to proceeding for a Development Plan for one of these uses, this application is to re-establish the land uses through zoning for the property to MX-M zoning, which allows both previously allowed uses for the property.

This Project Narrative is for the following applications related to the property:

- Land Use Statement (a part of this document)
- Zoning Map Amendment (Rezoning)

The properties included in the application are El Paso County Tax Schedule Number 6319206006 with an address of 5325 Mark Dabling Blvd. located along Monument Creek, east of Interstate Highway 25. The property is also included in the North Nevada Qualified Opportunity Zone (QOZ).

Additional information has been provided below, specific to the criteria for the Zone Change Application. Thank you for your consideration and continued conversations.

Sincerely,

John Olson, RLA, CNU-a, LEED AP
Principal, Urban Landscapes, LLC

Zoning Map Amendment (Rezoning) Application

UDC 7.5.704.D (Approval Criteria)

An application for an amendment to the Zoning Map shall be subject to the following criteria for approval:

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).

The application for rezoning is directly aligned with the goals of the Colorado Springs Comprehensive Plan – many of which state the demands of providing infill development opportunities and walkable places. The property is located adjacent to Monument Creek, the trail system and is walkable to the nearby University Village.

The following is a list of Goals from the Colorado Springs Comprehensive Plan where the proposal and the Colorado Springs Comprehensive Plan are directly aligned:

- A) **Goal UP-1** *Enrich the texture and livability of the city as a tapestry of unique, vibrant, and walkable places.*
- B) **Goal UP-2** *Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.*
- C) **Goal UP-4** *Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors.*
- D) **Goal UP-5** *Develop and support unique places and centers as models of resilience and sustainability.*
- E) **Goal TE-1** *Build on our quality of place and existing competitive advantages.*
- F) **Goal TE-2** *Diversify the local economy by fostering a range of business types and sizes.*
- G) **Goal TE-4** *Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.*
- H) **Goal SC-1** *Multimodally connect people and land uses throughout the city and region.*

- I) **Goal ML-2** *Activate and expand sustainable community use and interaction with open spaces, parks, and cultural resources.*
- J) **Goal ML-3** *Optimize the shared use of our waterways as corridors for wildlife, recreation, stormwater conveyance, non-motorized transportation, utilities, and as natural areas and assets of the environment.*

The following is a list of Policies from the Colorado Springs Comprehensive Plan where the proposal and the Colorado Springs Comprehensive Plan are directly aligned:

- A) **Policy UP-2.A** *Support infill and land use investment throughout the mature and developed areas of the city.*
- B) **Policy UP-4.A** *Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors and at other designated areas throughout the city.*
- C) **Policy UP-4.B** *Within unique centers, incorporate density and mixed uses along with higher standards of design, attention to the public realm, and design for multimodal access including transit.*
- D) **Policy UP-4.C** *Ensure that the City Zoning Code supports the intent of unique places.*
- E) **Policy UP-4.D** *Leverage funding tools, partnerships, and policies to fund and maintain redevelopment centers, corridors, and gateways.*
- F) **Policy UP-5.A** *Actively evaluate plans for existing, new, and redeveloping urban places and corridors from the perspective of fiscal and environmental sustainability.*
- G) **Policy UP-5.B** *Encourage cost-effective development that promotes the wise use of resources.*
- H) **Policy TE-4.A** *Prioritize development within the existing City boundaries and built environment (not in the periphery).*
- I) **Policy SC-4.A** *Efficiently use the existing utility system capacity.*
- J) **Policy ML-4.B** *Promote built landscape practices and innovative and environmentally-conscious design that uses water wisely, reflects and respects our natural environment, reduces pesticide and fertilizer application, restores biodiversity, and improves resiliency.*

2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
The zone change for the property will allow the property to be developed, allow for more eyes on the trail and activity that improves the public interest, health, safety, and 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).
As previously stated the subject property was previously zoned correctly and was changed city-wide with the UDC update. This application is to return the property to the allowable uses prior to the UDC updates which otherwise hamstrung the land to uses that are not feasible with the constraints of the Streamside Overlay and the general location.

The properties adjacent to the property proposed to be zoned MX-M are not only complementary to the land uses within MX-M zone district, but also permitted within the MX-M zone district. Surrounding land uses primarily include offices varying from general office, construction-related offices and a medical office building across Mark Dabling. The property also includes a regional trail bisecting it and near a pedestrian bridge that connects the property to multi-family residential and the University Village Shopping Center. Each of the land uses described would be permitted within the MX-M zone district.
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 area compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
The zone change would allow uses that are commonly found in the area and more appropriate for a streamside condition. Whether the property is developed for a lodging experience over the weekend or in a semi-permanent condition, the Santa Fe Trail and Monument Creek are desirable attributes. The interaction with the creek is not only paramount to the Streamside Ordinance, but also the viability of the development.

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 zone change would allow for the property to be developed and provide activity that is otherwise absent, including an engagement of the trail and creek.
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).
This application includes a Land Use Statement per Staff recommendations.
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 Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.
The zone change is to bring the property back to the state of the previously approved Concept Plan, which the UDC update negated.
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, the 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)).

Improvements under the new zoning classification would comply and engage with the requirements of the Streamside Overlay District.