



July 15, 2025

Austin Cooper
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Land Use Review Division
City Administration Building
30 S. Nevada Ave., Suite 705
Colorado Springs, CO 80903

RE: ZONE-25-0010 6473 Vincent Dr Rezone– Response to Public Comments

Dear Mr. Cooper,

This letter is in response to the Public Comments received with the Initial Review on May 21, 2025. The applicant's responses are below:

Proposed Use:

Located along the edge of a residential neighborhood adjacent to commercial businesses, the site is consistent with the geographical description of the MX-N zone from the City of Colorado Springs Unified Development Code. There is no minimum size for an MX-N zone district. The proposed MX-N zone is a logical transition between the residential to the east and the more intense MX-L (Mixed Use Large Scale) and BP (Business Park) adjacent to the north and west.

Per the City of Colorado Springs Unified Development Code, the MX-N zone district provides opportunities for a compact mix of, for example, low intensity neighborhood-serving commercial, office, and institutional uses. MX-N zone districts are generally located at the edges of, or internal to, a residential neighborhood, at a local street intersection with a collector or arterial street. MX-N zone districts are intended to maintain the scale of the adjacent neighborhood, to avoid establishments so large that they serve as destinations for persons from outside the neighborhood, and to have safe and convenient pedestrian and bicycle access.

The current multiple zonings of A, PDZ and R-1 6 zoning limits the viable uses for the site. The MX-N zone creates a cohesive single zone of the property and opens up a wider variety of permitted uses. The rezoning will increase the potential of this infill property to provide services for the local residents. The objective of the zone change is to allow neighborhood level service type uses on these under-utilized parcels. This approach is consistent with the PlanCOS emphasis on infill and adapting to ever-changing market needs and demands.



The proposed zone map amendment supports the following policies and strategies from PlanCOS

- Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.
- 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.
- Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.
- Strategy TE-2.C-3: Identify and develop new and underutilized areas as opportunities for unique attraction of new retail, dining, entertainment, and housing development.
- Policy TE-4.A: Prioritize development within the existing City boundaries and built environment (not in the periphery).

Traffic and Access:

Any proposed development would take access onto Dublin Blvd and traffic circulation would not directly connect to the adjacent residential neighborhood. The small size of the parcel restricts the types of development that could occur on site, resulting in little to no anticipated impact on the levels of service on the adjacent roadway.

The location and number of access points will be determined at the development plan stage. The property's only adjacent street frontage is Dublin Blvd and logically a new point of access onto Dublin Blvd must be established at the development plan stage. The access is anticipated to be located on the southern portion of the property in alignment with the existing access across Dublin Blvd and away from the curve to the north. Access design and traffic circulation will be addressed/reviewed by City Traffic Engineering staff when more details are available at the development plan stage.

Buffers

Measures to minimize effects on adjacent residential properties, including building height, location of parking areas and inclusion of landscape buffers will be in accordance with City Code and detailed at the development plan stage. The landscape planting required at the development plan stage will provide additional buffering to the residential area along the east. This buffering and screening will not only mitigate the use, it will also serve as a sound barrier. Details of site lighting, architecture, landscaping, walls, and fencing will be addressed in the future development plans.



We trust that this adequately address the comments received during the public comment period but if any addition clarification regarding the submitted applications is required, please do not hesitate to contact.

