

TAYLOR ARCHITECTURE & DESIGN, LLC

PROJECT STATEMENT

17 April 2024 - Revised

RE: Garden of the Gods Trading Post – Colorado Springs Properties

Description

Garden of the Gods Trading Post and their land ownership group, Tim O & Terrance E Haas Partners LLP, has recently completed a land-exchange deal with the City of Colorado Springs. This exchange resulted in the Haas Partners receiving two parcels of land that were previously part of the Garden of the Gods City Park. As part of the exchange, the city received a larger parcel of land which is located West of the Trading Post building and adjacent to the existing park. The new city parcel, or any other city owned land, is not a part of the proposed rezone.

The purpose of this rezone application is to change the zoning of these two lots from PK: Public Parks to MX-I: Mixed-Use Institutional. This rezone shall allow the Haas Partners to utilize the land for parking use for the adjacent Garden of the Gods Trading Post (established in 1929, and located in Manitou Springs), as well as shared parking for park users.

A portion of the newly acquired eastern lot has been historically used for parking as it currently has paved parking and the connection of Beckers Lane coming from Manitou Springs. Therefore, we feel this rezone request is in keeping with the historic use of the land.

Justification

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).

This proposed rezone allows for responsible planning and development immediately adjacent to the Garden of the Gods park which is in keeping with the PlanCOS sections of Unique Places, Thriving Economy, and Majestic Landscapes. Further, while the proposed use of these lots is for parking, this is for services to the adjacent historic retail center and shared parking with park goers. This is in keeping with the purpose of the MX-I zoning, which accommodates these uses.
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.

This rezone shall not be detrimental, quite the opposite, as we seek to improve the safety and convenience of the existing parking for the Trading Post.
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 location being directly adjacent to the Trading Post is indeed appropriate for the proposed purpose. As stated, a portion of the land has been used for this proposed purpose for many years already.
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.

We are proposing a rezone for a relatively small area of land. We believe this new use is in keeping with surrounding development of the adjacent Trading Post.

Justification (continued)

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.
We are proposing a rezone for a relatively small area of land. The current properties do not contain any tenants nor occupants.
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 in Subsection 7.5.514c.3 (Land Use Plan Criteria).
We are providing a Land Use Statement with this application in lieu of a Land Use Plan. A full Development Plan shall be submitted subsequently for review and approval for our proposed layout and use.
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.
To our knowledge there have been no previously approved Concept Plans for these lots with the Colorado Springs Planning Department.
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.
N/A. We are not proposing to create an ADS-O district.
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.
N/A. We are not proposing to create a PDZ district.
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)).
We fully intend to comply with the standards of a MX-I zone district, with the possible exception of parking setbacks due to site constraints.

Pre-Application Issues

None