

Project: 2001 W Colorado Ave.
Applicant on behalf of the Owners:
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PROJECT STATEMENT

Nonuse Variance Application Request

A Non-Use Variance to allow one (1) off-street parking space to be provided for a future restaurant with indoor and outdoor seating where a total of five (7) parking spaces are required. The site is 3,600 square feet, zoned MX-M (Mixed-Use Medium Scale) and located at 2001 West Colorado Avenue.

1. Project Overview

The applicants request approval of a nonuse variance application to reduce the required number of on-site parking spaces for a proposed café to be created through the adaptive reuse of an existing historic home located within the MX-N (Mixed-Use Neighborhood) zone. Under UDC Section 7.4.1003, the café use requires five (5) parking spaces. Due to the physical constraints of the property and the desire to preserve the historic character of the structure and site, the applicants request approval to provide one (1) on-site parking space, designated as an ADA-accessible stall, with the remaining parking demand accommodated through adjacent on-street parking and multimodal transportation options.

2. Justification for the Adjustment

A. Physical Site Constraints

The property is a small historic residential lot with limited depth and width, making it infeasible to accommodate the full number of required parking spaces without significant demolition or alteration. The existing one-car garage will be removed to allow placement of an enclosed trash and recycling area and to create space for the single ADA-compliant parking stall. Any attempt to add additional on-site parking would require substantial paving and limitations for landscaping that would compromise the historic character of the home and the surrounding neighborhood.

B. Availability of On-Street Parking

The property benefits from extensive on-street parking along its east and north boundaries, where six (6) parallel parking spaces can be accommodated. This would match the total parking spaces required of (7). (1) parking on the property, and (6) on-street parking. These spaces are directly adjacent to the property, visible from the café entrance, and safely accessible for patrons.

C. Multimodal Transportation Options

The site is well-served by alternative transportation modes that reduce reliance on on-site parking:

Bicycle Access: The property is located near established bike routes and trails. A permanent bicycle rack will be installed on-site to encourage cycling and reduce vehicle trips.

Transit Access: A nearby bus route provides convenient public transportation options for employees and customers, further reducing parking demand.

These multimodal options align with the City's goals for reduced vehicle dependency and support the intent of the MX-N zone.

Please see the attached maps below for neighborhood mixed zone of residential and commercial. Also maps of bus routes and bicycle trails.

3. Compensating Benefits

A. Preservation of Historic Character

Maintaining the historic residential appearance of the home is a key community benefit and has sentimental value to the owners as the house has been with the family for decades. Providing the full number of on-site parking spaces would require extensive paving and reconfiguration that would visually and functionally transform the property into a more commercial, auto-oriented site. The requested adjustment allows the structure to retain its historic charm and continue contributing positively to the neighborhood's character.

B. Enhanced Landscaping and Neighborhood Compatibility

The proposed landscape plan includes City required Colorado trees along the western property line, to buffer the adjacent residence.

Street facing trees along Colorado Avenue to enhance the pedestrian environment and maintain the corridor's established character.

Preservation of natural open space.

These landscape improvements provide aesthetic, environmental, and neighborhood compatibility benefits that would not be possible if the site were required to accommodate six on-site parking spaces.

C. Reduced Visual and Environmental Impact

Limiting on-site parking minimizes impervious surface area, reduces heat-island effects, and avoids the industrial appearance that large paved areas would introduce. This supports the City's sustainability goals and maintains the residential scale and feel of the property.

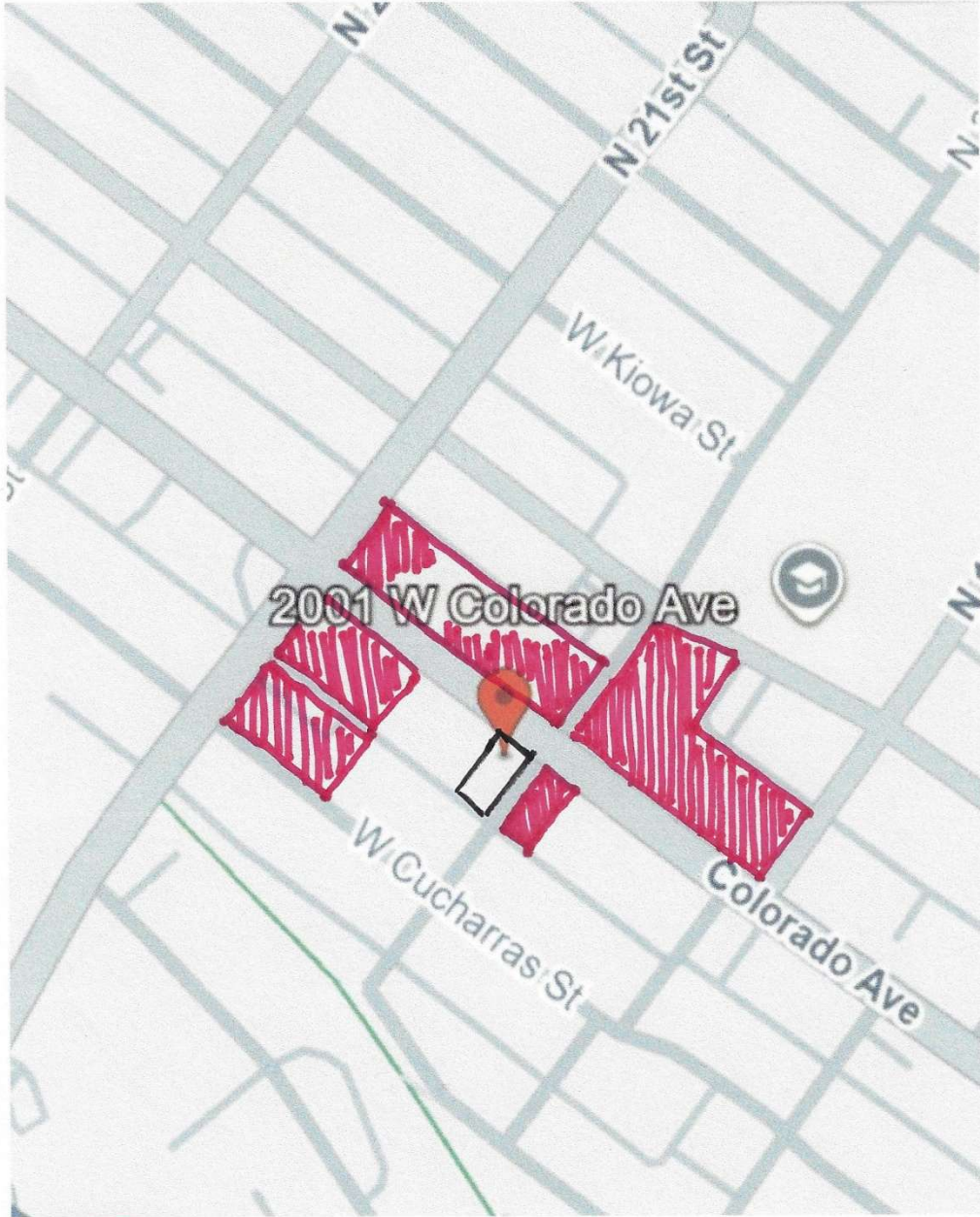
4. Conclusion

The requested Nonuse Variance Application is consistent with the intent of the UDC and the MX-N zone. The combination of physical site constraints, abundant adjacent on-street parking, multimodal transportation access, and significant compensating benefits, including historic preservation, enhanced landscaping, and improved neighborhood compatibility, demonstrates that the adjustment meets the criteria of UDC 7.5.524(E). Approval of this request will allow the adaptive reuse of a historic home into a neighborhood-serving café while preserving the character and livability of the surrounding area.

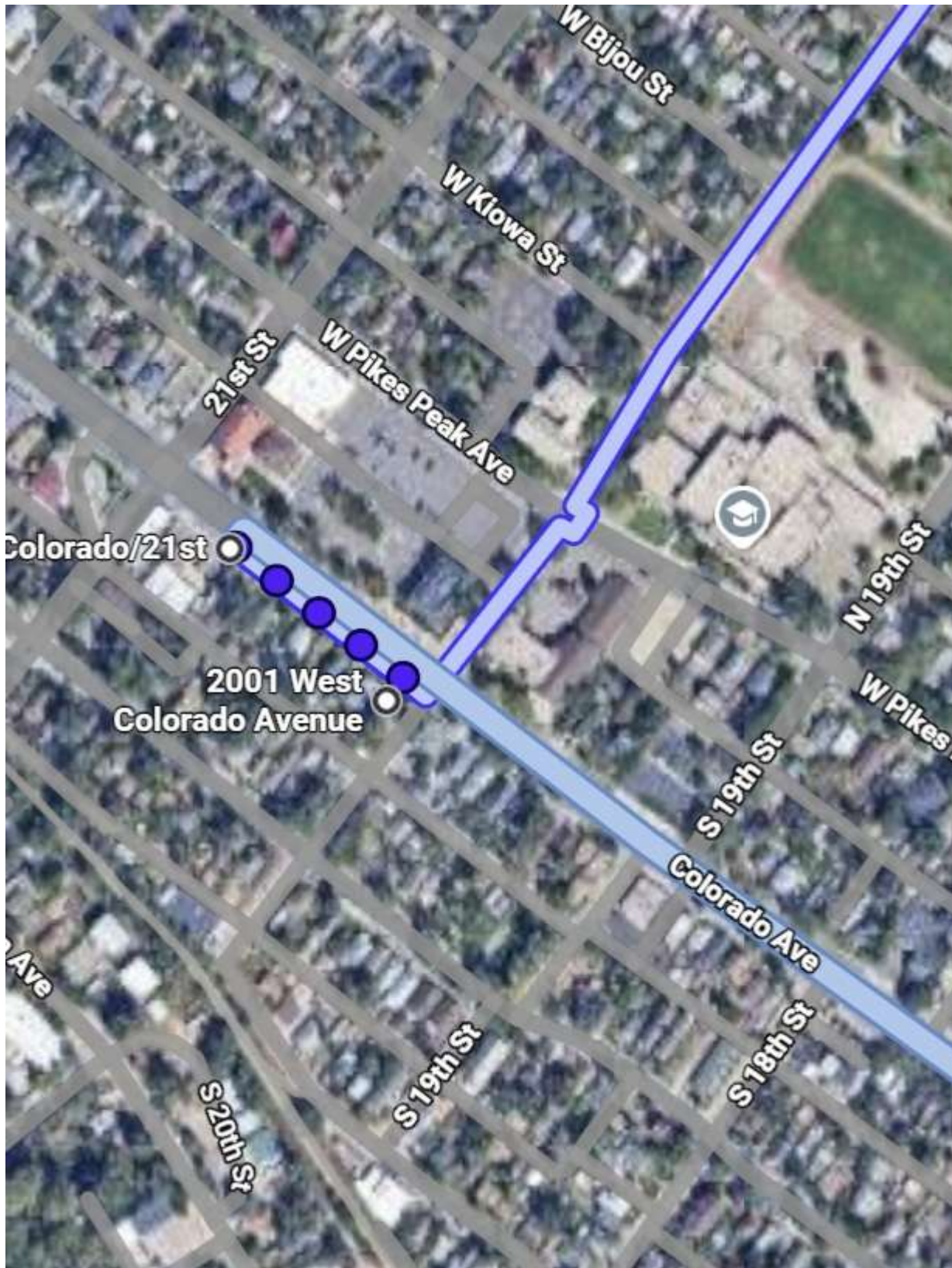




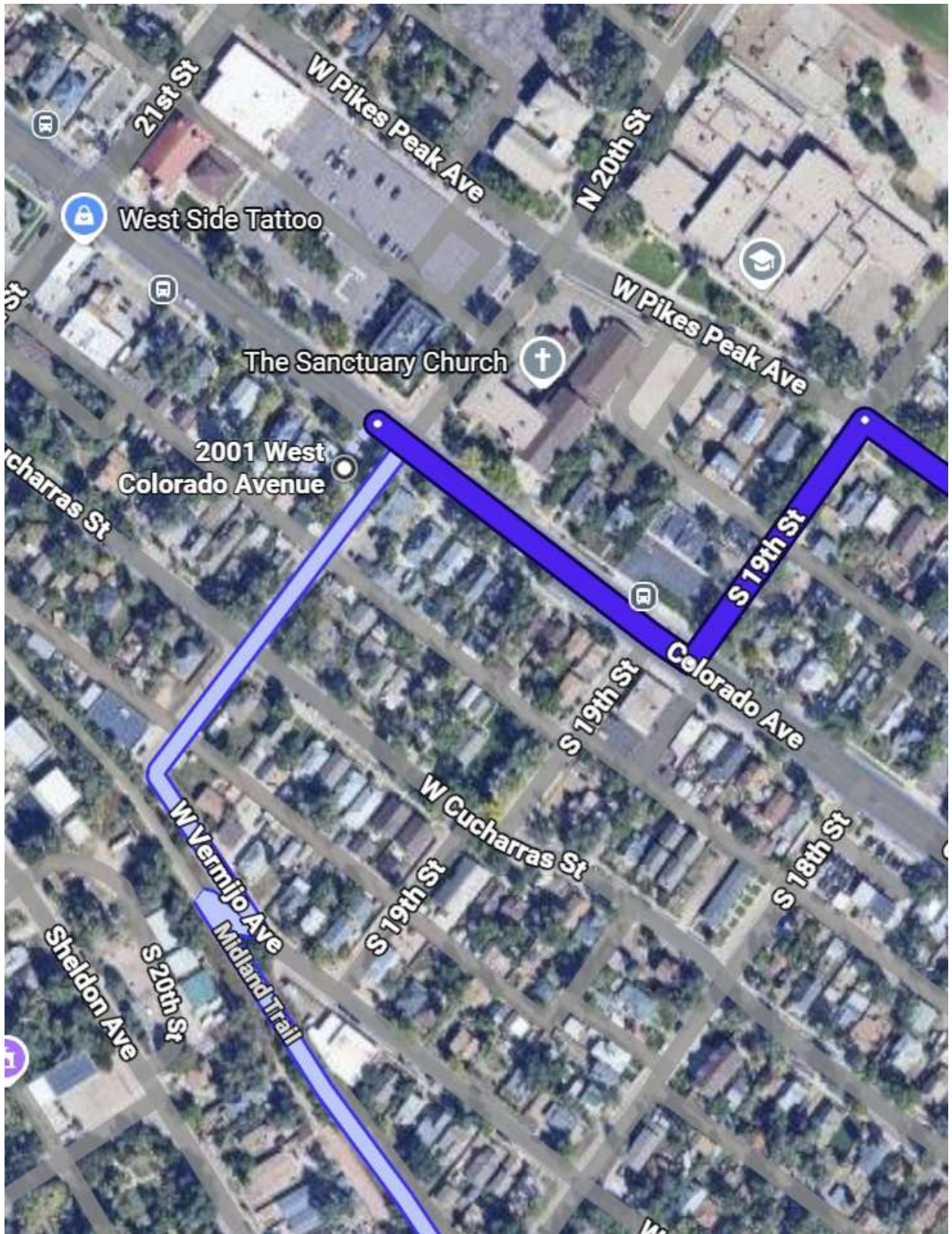




COMMERCIAL PROPERTY IN THE
AREA OF PROJECT ADDRESS
2001 W. COLORADO AVE



Bus Route



Bike Trail