



2024 E BOULDER STREET REZONING

Planning Commission April 9, 2025

Staff Report by Case Planner: William Gray, Senior Planner

2024 E BOULDER STREET REZONING



Quick Facts

Applicant/Property Owner

AMA Development, LLC –
Brian Matthiesen

Design Consultant

John Olson, Urban
Landscapes

Address / Location

2024 E Boulder Street and
408 Iowa Avenue

TSN(s)

6416203008 and 6416203011

Zoning and Overlays

Split zoning of R-4 (Multi-
Family Low) and MX-M
(Mixed-Use Medium Scale)

Site Area

16,884 square feet (.39 acres)

Land Use

Vacant/undeveloped

Future Use

Single-Family Attached

Applicable Code

Unified Development Code

Project Summary

A Zone Map Amendment (Rezoning) to address a split zoning condition on two (2) parcels located at the northwest corner of the E Boulder Street and Iowa Avenue intersection. The parcels are addressed as 2024 E Boulder Street and 408 Iowa Avenue and have a zoning designation of R-4 (Multi-Family Low) and MX-M (Mixed-Use Medium Scale). The application is requesting to rezone the parcels to R-Flex Medium, eliminate the split-zoned condition and facilitate a future single-family attached development (**See “Attachment 1-Zone Map”**).

File Number	Application Type	Decision Type
ZONE-22-0005	Zone Map Amendment (Rezoning) R-4 and MX-M to R-Flex Medium	Quasi-Judicial

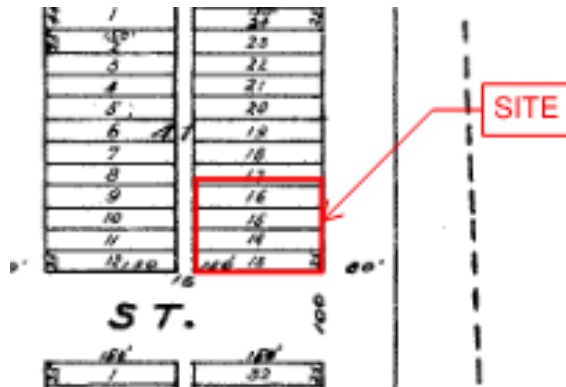
Background

Prior Land-Use History and Applicable Actions

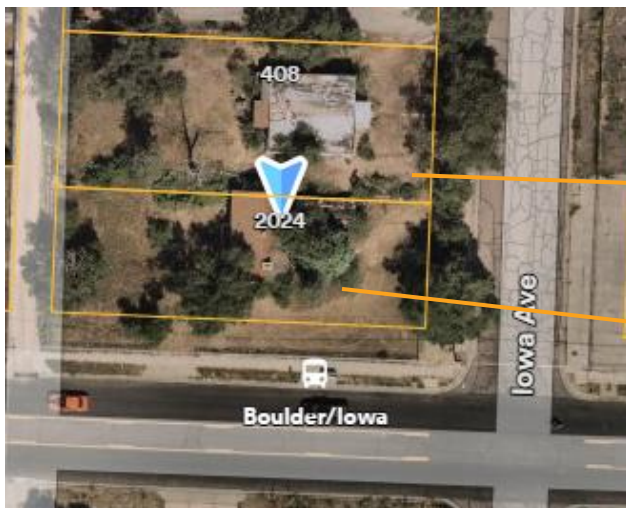
Action	Name	Date
Annexation	1 st Addition to Knob Hill	1957
Subdivision	First Addition to Knob Hill	1891
Master Plan	Knob Hill Neighborhood Redevelopment Plan	1984
Prior Enforcement Action	N/A	N/A

Site History

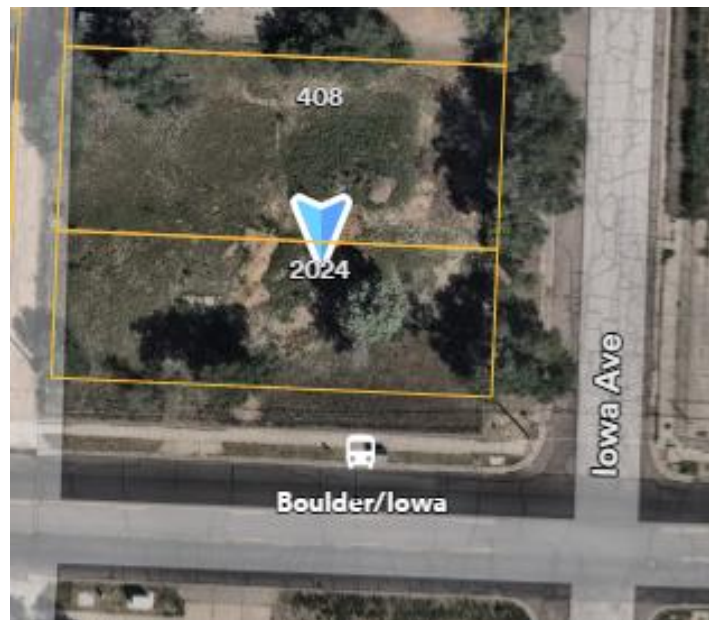
The property is within the 1957 1st Addition to Knob Hill Annexation, and it is part of First Addition to Knob Hill that dates to 1891 (see “Attachment 2-First Addition to Knob Hill”). The parcels that are associated with this application are legally described as Lot 13, 14, 15, 16, and the south 12.5 feet of Lot 17, Block 41, First Addition to Knob Hill.



The parcel is .39 acres (+/- 16,844 square feet) and is undeveloped, vacant lots. The lots were previously developed with two (2) single-family dwellings, one (1) home was on the parcel addressed at 408 Iowa Ave and the second home was on the parcel addressed at 2024 E Boulder. Both homes were below average too poor in their condition. The 408 Iowa Avenue home was removed from the property in 2020, and the 2024 E Boulder residence was demolished in 2021.



The topography of the property is flat with grass and trees as the ground cover. Access to the property is from both Boulder Street and Iowa Avenue. Historically, auto access to the site was from Boulder Street, Iowa Avenue and the alley located to the west of the site.



Zoning is split-zoned R-4 and MX-M. This split zone condition more than likely dates to the late 1950's when it was annexed and zoned by the City of Colorado Springs (see **“Attachment 1-Zone Map”**).



The owner of the property, AMA Development, LLC, purchased the property on April 26, 2021 (Warranty Deed, recorded at Reception No. 221082342), with the intent to develop as multi-family or single-family attached (townhomes).

Applicable Code

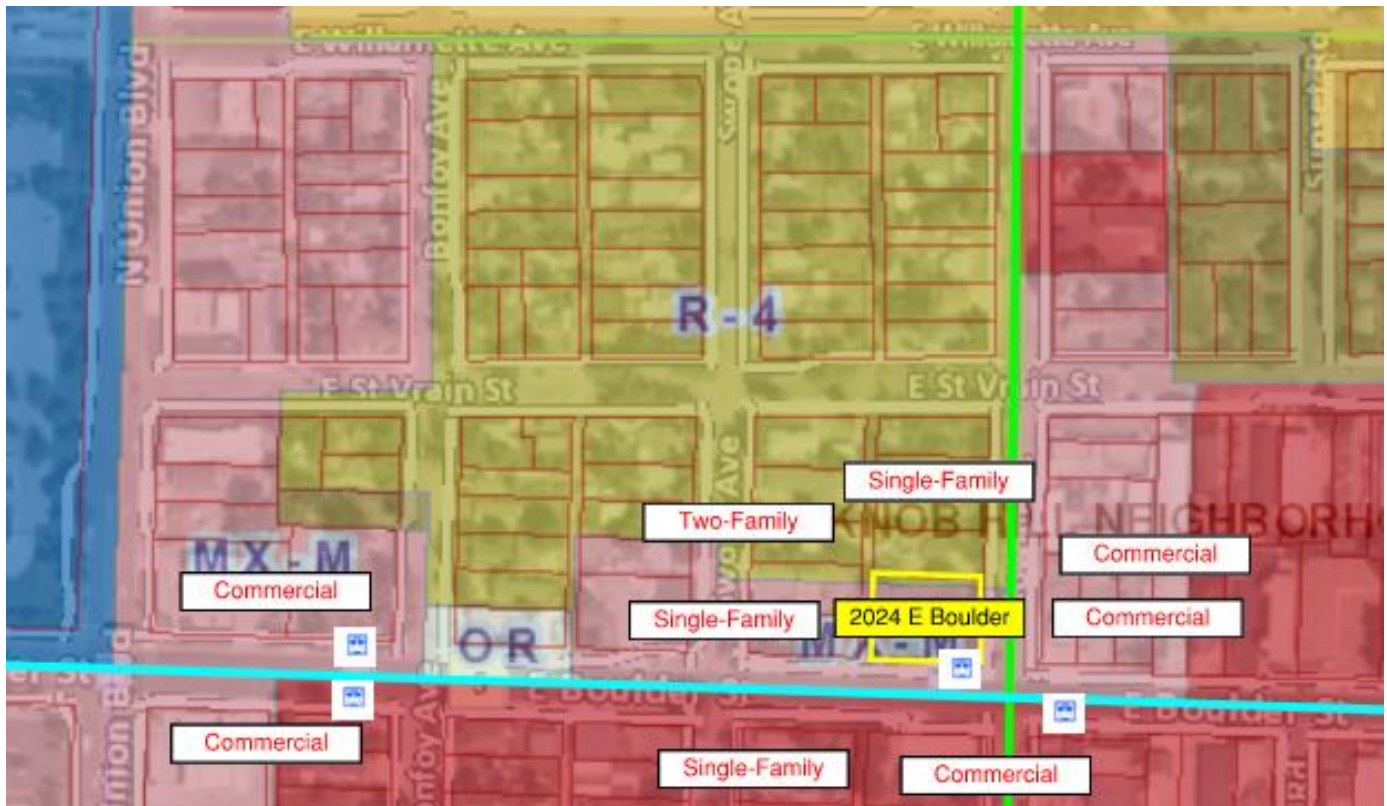
All references within this report that are made to “the Code” and related sections are references to the Unified Development Code (“UDC”).

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-4 (Multi-Family Low)	Residential – Single Family	N/A
West	R-4 (Multi-Family High)/MX-M (Mixed-Use Medium Scale)	Residential -Single Family and Two Family	N/A
South	MX-L (Mixed-Use Large Scale)	Commercial – Auto/Light Vehicle Repair and/or Storage	Property is currently vacant (previous use was auto/light vehicle repair and storage)
East	MX-M (Mixed-Use Medium Scale)	Commercial -Small Retail and Auto/Light Vehicle Repair	Caliber Collision and Doctor's Orders

Context Maps (see “Attachment 3-Context Map”)



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	2, Initial Review and Planning Commission Public Hearing
Postcard Mailing Radius	1,000 feet, Kitty Hawk/Bonnyville HOA
Number of Postcards Mailed	241, mailed 2 times – Initial Review and Planning Commission Public Hearing.
Number of Comments Received	Upon making the initial notice of the application City Planning Staff received one (1) comment from a property owner in 500 Block of Iowa Ave that was concerned that the zoning application was going to affect their property. No other public comment was received.

Public Engagement

Public engagement for the application was the City's required public notice requirements for a Rezoning. Postcards were sent to property owners of records within 1,000 feet of the site and Posters were placed on Boulder Street and Iowa Avenue.

Timeline of Review

Initial Submittal Date	August 22, 2022
Number of Review Cycles	3 review cycles
Item(s) Ready for Agenda	February 10, 2025 – The application had a significant hiatus due to the adoption of the Unified Development Code in 2023, and the decision to proceed under previously adopted Chapter 7 Development Code or transition to the new UDC. Furthermore, the Applicant needed additional time to evaluate costs, financing, and evaluate development options. In early 2025, the Applicant made the determination to proceed with the rezoning application pursuant to the UDC. With guidance from City Planning Staff, it was recommended that the rezoning be a priority and the development plan and subdivision final plat be resubmitted later. The reason is that the concept for future development is contingent on addressing the split zone condition and having R-Flex zoning in place.

Agency Review

City Surveyor

The City Surveyor identified several items related to the total area (acres) being zoned, and drawing/drafting standards for the zoning exhibits. The Applicant has addressed all but one of the review comments of the City Surveyor. It is a typographical error of the acreage for the rezoning.

Planning – Park Land Dedication, School Land Dedication, and Community Development Impact Fees

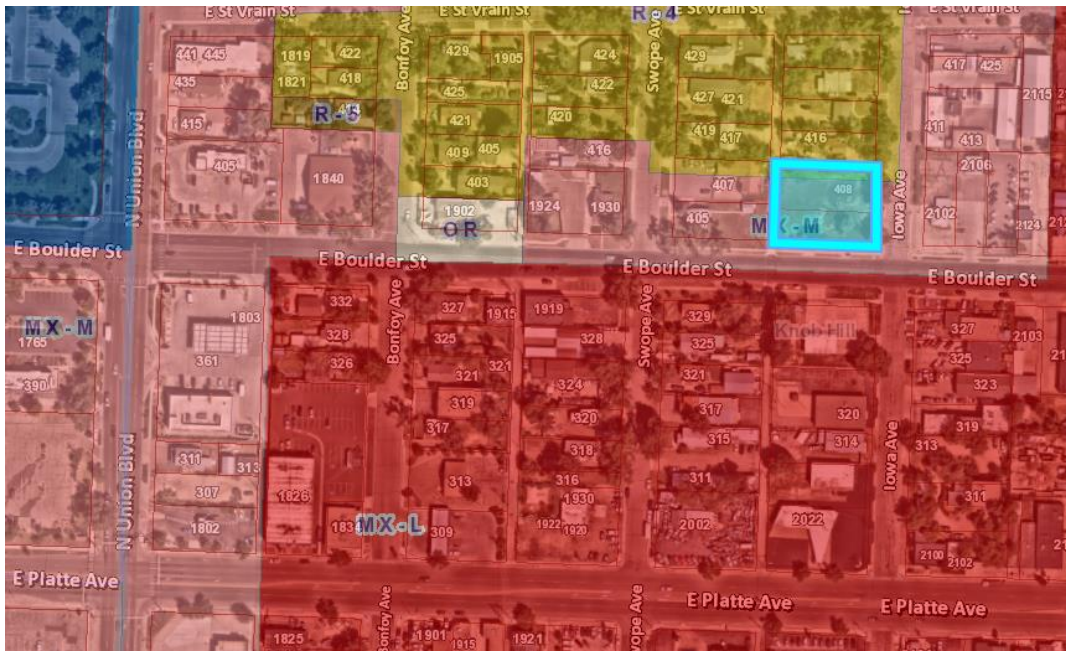
An informational comment was made for this application to make the Applicant aware that the Park Land Dedication Ordinance, School Land Dedication Ordinance, and Community Development Impact Fees Ordinance are applicable at the time of Development Plan and Final Plat. The requirements of these ordinances will be incorporated into any Development Plan and Final Plat approval.

Zone Map Amendment (Rezoning)

Summary of Application

The Applicant, AMA Development LLC, has applied for a Zone Map Amendment (Rezoning) to address a split zone condition on the property and to facilitate the development of a six (6) unit, single-family attached (townhomes) residential development. The attached single-family are in the form of three (3) two-family buildings. Each of the single-family residences are planned to be located on their own lot. A six (6) lot subdivision is also being planned as an element of the future development (**see “Attachment 4-Concept Plan”**). The proposed rezoning would replace the current R-4 (Multi-Family Low) and MX-M (Mixed-Medium Scale) split-zone condition with R-Flex Medium on the entire property (**see “Attachment 5-Project and Land Use Statement” and “Attachment 6-Rezone Legal and Drawing”**).

The property is located at 2024 E Boulder Street, which is three (3) blocks east of North Union Boulevard and one (1) block north of East Platte Avenue in what is known as Knob Hill. The site is .39 acres in area and again, it is zoned R-4 (Multi-Family Low)/MX-M (Mixed-Use Medium Scale). Approximately 10% of the property is zoned R-4 (Multi-Family Low) and the remaining 90% is zone MX-M (Mixed-Use Medium Scale) (**see “Attachment 1-Zoning Map”**).



Direct vehicle access to the site is planned to be from Iowa Avenue and the alley on the west side of the property. Access is also provided by sidewalks from both Boulder Street and Iowa Avenue. There is the opportunity to access the development using the city's bike and transit systems (**See “Attachment 3-Context Map”**).

The surrounding neighborhood is a mixture of residential and commercial uses and zone districts. Adjacent zone districts include R-4, MX-M, and MX-L. All these zone districts allow residential use (i.e., single-family, two-family and multi-family). The mixed-use districts also permit a wide variety of commercial uses (i.e., Retail, Office, Auto Repair). The R-4 zone district does not provide for any commercial uses. The R-4 permits development at a density of 8 dwelling units per acre and a maximum building height of 40'. The mixed-use districts do not limit the intensity of development through density, maximum floor area or maximum lot coverage. These districts do have a maximum height range of 50 to 65 feet. Off-street parking standards are quite possibly the dimensional standards that would control the intensity of development in the mixed-use districts. An important consideration with zoning is compatibility in terms of use, scale and density of

existing and future uses. The neighborhood where this is located is a combination of single-family and two-family residential and small-scale structures, and commercial uses in one (1) story buildings. Existing residential density surrounding the property is approximately 5 dwelling units per acre to 10 dwelling units per acre. The future six (6) unit residential development has a density of 15 dwelling units per acre. The proposal considers most of the differences outlined above by proposing R-Flex medium for the zoning on this property.

The R-Flex Medium zone district has an allowed density range of 5-16 dwelling units per acre, maximum building height of 45 feet, and building setbacks that are more representative of this established neighborhood. The allowed and conditional uses align with the adjacent and surrounding residential district. The R-Flex Medium is compatible with the neighborhood.

This property and the surrounding blocks are in the Knob Hill Neighborhood Plan. The recommended future land use for the subject site and properties east and west that front Boulder Street is Office/Residential (**see “Attachment 7-Knob Hill Plan”**). This category represents a type of land use which can serve as a transition or buffer between residential areas and more intensive commercial areas. To some degree the zone districts best align with this statement are the mixed-use district, specifically MX-N, MX-M and OR. There is one exception, and it relates to the dimensional standards. In general, the dimensional standards of the referenced mixed-use districts site buildings further away from the street frontage, which is not in character with the city’s traditional urban neighborhoods. The R-Flex Medium zone district may not be a perfect fit, but its results will be a future development that is compatible in uses, scale, and density of the surrounding area.

Application Review Criteria

UDC Section 7.5.704.D, Zone Map Amendment

An application for a Zone Map Amendment 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 proposed application is consistent with the Colorado Springs Comprehensive Plan, and the future planned use is consistent with the R-Flex Medium Zone district purpose statement, uses, and dimensional standards. Single-Family Attached residences are a permitted use in the proposed zone district.

Typology 1: Established Neighborhoods

The goal of this neighborhood typology is to recognize, support, and enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. New development and/or redevelopment should incorporate elements of the existing neighborhoods.

EMBRACE CREATIVE INFILL, ADAPTATION, AND LAND USE CHANGE

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.

HOUSING FOR ALL

GOAL VN-2

Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

2. *The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.*

The proposed application will not be detrimental to public interest, health, safety, 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).*

The property being rezoned is appropriate for the proposed zone district and use.

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.*

The application to rezone can be characterized as a small area of land. This application demonstrates that its size, scale, height, and multi-modal traffic impacts are compatible with surrounding 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 application to rezone does not create any dislocation of tenants or 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 Subsection 7.5.514C.3 (Land Use Plan Criteria).*

N/A

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 the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.*

N/A

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

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 government regulations.*

N/A

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)).*

The future use of a Single-Family Attached housing development complies with the base zone district standards.

City Planning Staff finds that the approval criteria of UDC Section 7.5.704.D, which are applicable to a Rezoning are met with this application.

Compliance with PlanCOS

PlanCOS Vision



2024 E Boulder Rezoning is in a “Established Traditional” as defined by Plan COS. Established Neighborhoods are predominantly built out and have been for at least a few decades. Relative to other neighborhoods, they are stable and do not anticipate high levels of land use changes. However, most Established Neighborhoods within the city should expect some degree of infill and redevelopment. The proposed rezoning will facilitate infill that should bring quality, affordability and attractiveness to the neighborhood.

PlanCOS also calls for creating vibrant neighborhoods. A big idea for Vibrant Neighborhoods is “Housing for All”. The goal for this idea is as follows:

GOAL VN-2

Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

The 2024 E Boulder rezoning is being done to facilitate infill housing, which directly complies with the PlanCOS policy about “promoting neighborhoods” and supporting land use decisions that create housing variety that meets the needs of

Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

residents through various life stages and incomes.

City Planning Staff finds that the application is consistent with the goals, policies and strategies of PlanCOS.

Statement of Compliance

ZONE-22-0005 – 2024 E Boulder Street Rezoning

City Planning has reviewed the proposed Rezoning for 2024 E Boulder Street Rezoning and finds that the proposed application meets the approval criteria as set forth in City Code Section 7.5.704.D with the following condition:

- 1) The Legal Description and Drawing exhibit are revised to indicate that the acreage of the rezoning is .39 acres (16,884 square feet).
- 2) The Concept Plan exhibit is revised to correct the area of the rezoning to .39 acres (16,884 square feet).