

**July 9, 2025**

Allison Stocker, AICP  
Planning & Community Development  
30 S. Nevada Ave, #701  
Colorado Springs, CO 80901  
Phone (719) 385-5905

**RE: Phelan Gardens Land Use Statement**

**Parcel numbers:** 6323411042, 6323411045, 6323411044, 6323411046, 6323113001

**PROJECT DESCRIPTION:**

The proposed rezone application is to rezone the Phelan Gardens Parcel (Parcel 6323411042) and the immediately adjacent four parcels (Parcels: 6323411045, 6323411044, 6323411046, 6323113001) to the north as MX-M for commercial use. This will allow the long standing commercial uses of Phelan Gardens to continue as a use by right. MX-M zoning on the adjacent four lots to the north will allow Phelan Gardens to provide needed additional parking and a truck turnaround for their deliveries.

Phelan Gardens has operated on this site for over 30 years. A conditional use was approved in 1988 to allow for this use. A second conditional use was approved in 2002 to allow for the expansion of commercial greenhouses in the R-E zone. MX-M zoning of these parcels will support the on-going commercial development and support the existing MX-M commercial uses along Austin Bluffs north of this site. No additional structures, expansion to the sales floor or increases in traffic are anticipated with this zone change or future development plan. Based on conversations with the City, no traffic study is required. Access from the Phelan Gardens site to the future parking lot will be evaluated with a future development plan.

Land uses surrounding the site include a mix of Detached Single Family Residential, Church and Retirement Home. Immediately west of the project site is a County enclave, zoned RR-0.5, developed as detached single family residential and part of the Park Vista Estates Subdivision. North of the site is zoned OR, Office Residential, and developed as the New Life Evangelical Church. Northeast of the property is zoned MX-M and developed as the Summit Glen Gracious Retirement Living Facility. East and South of the site is zoned R-1 6 and developed as detached single family residential as part of the Old Farm Subdivision and Turquoise Subdivision. MX-M zoning for the 5 outlined parcels at this location will allow for continued greenhouse commercial uses as a use by right and support the existing medium scale commercial land uses along Austin Bluffs Pkwy north of the site. These uses transition the high intensity uses of Austin Bluffs, a 6-lane Principal Arterial, to the adjacent retirement home and detached single family. A Type 2 landscape buffer will be provided between the proposed MX-M zoned parcels and the adjacent Summit Glen Gracious Retirement Living Facility and residential uses.

Access to the site is provided by an existing  $\frac{3}{4}$  movement intersection along Austin Bluffs Pkwy. An existing 40 foot driveway is provided along Austin Bluffs Pkwy and serves as access in and out of the site. As part of a future development plan, the proposed parking lot will connect to the site from the interior existing Phelan Gardens parking lot. This connection will be evaluated in a future development plan. The proposed parking lot and truck around will improve existing conditions by providing a truck turn around interior to the site as opposed to along Austin Bluffs Pkwy.

A separate recorded access easement for a 30 foot drive on parcel 6323411045 provides access to an existing office on parcel 6323411043. This access is located approximately 30 feet from the existing Phelan Garden access. Utilization of the recorded separate access as a secondary access point for traffic will be evaluated with the development plan.

There are no anticipated light or noise impacts on the adjacent neighborhood. Phelan Gardens is a neighborhood scale garden center that has served the adjacent neighborhood for nearly forty years. There are no changes to the garden center use associated with the rezone or future development plan. The proposed parking lot will serve existing parking demand and a need for an off street delivery truck turnaround. Existing and proposed fencing shall not stop access to utility lines or conflict with utility equipment.