

535 E. Costilla Street

Colorado Springs, Colorado

Concept Plan

Replat

Zone Change



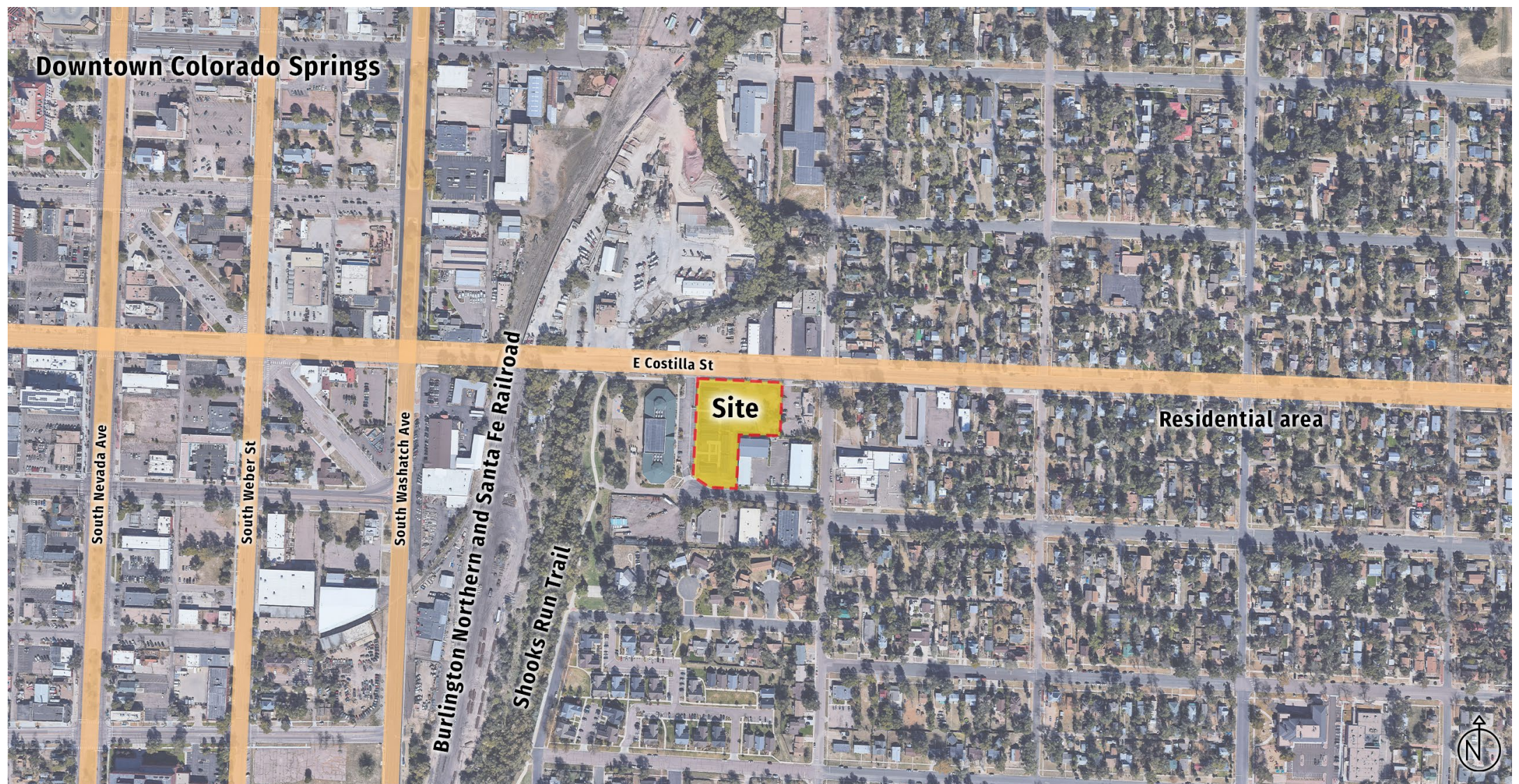
Matrix

Excellence by Design

535 E. Costilla Street

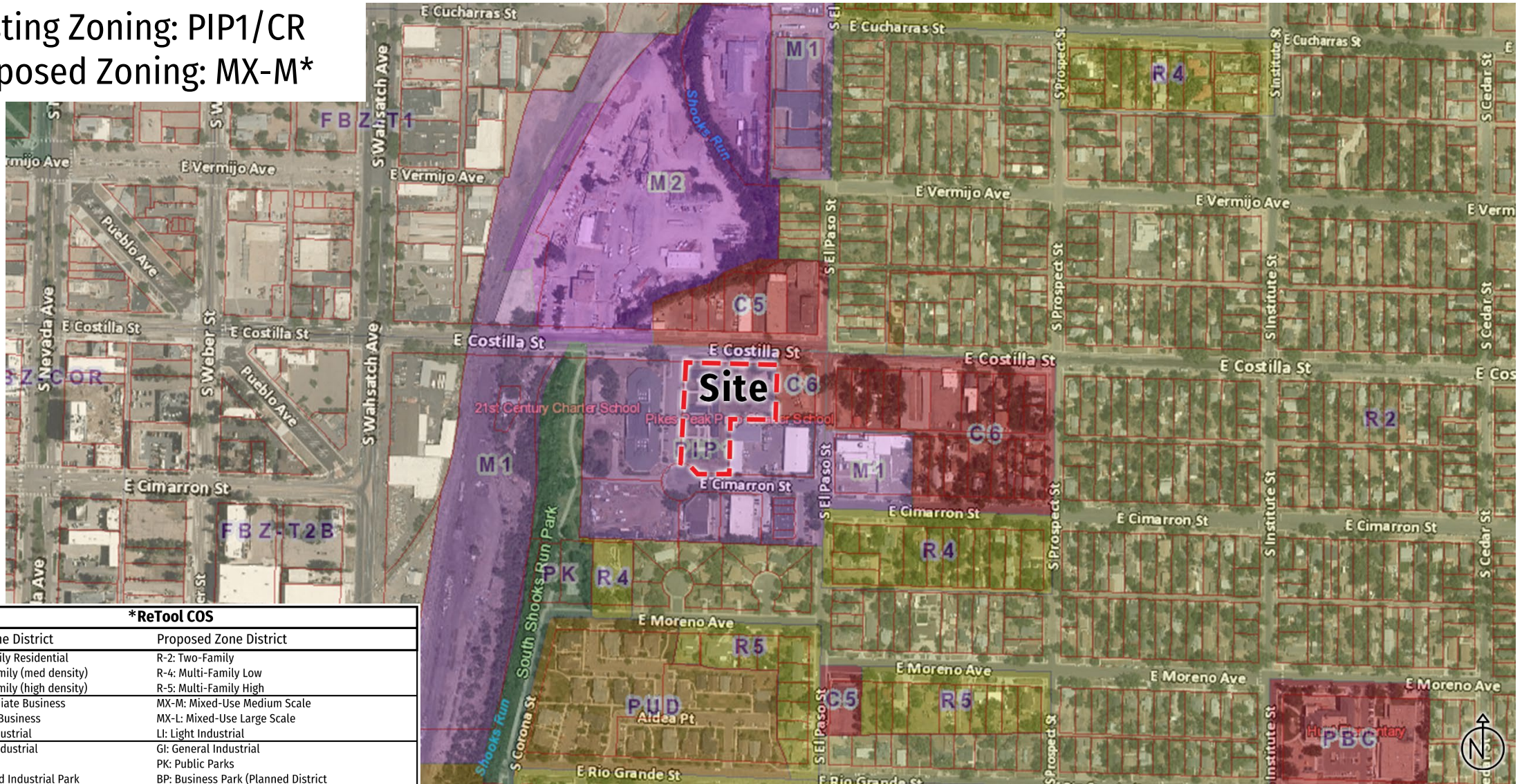
The applications submitted to the City of Colorado Springs:

1. Concept plan for a proposed use of multi-family residential with a density of 30-50 dwelling units per acre.
2. Replat to subdivide the parcel into two lots.
3. Zone change exhibit to rezone the parcel from PIP-1/CR to MX-M.
 - Formerly C-5



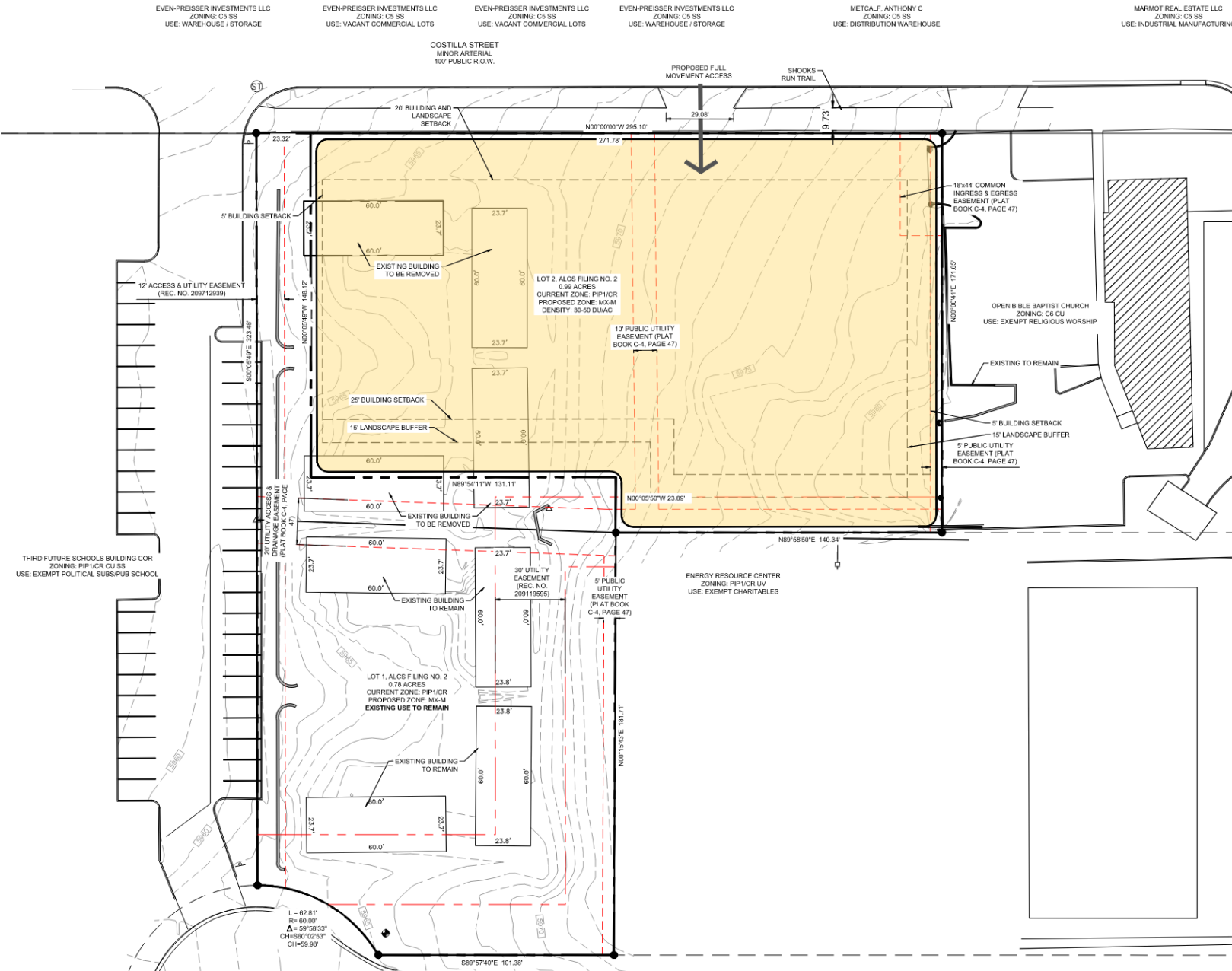
Vicinity Map

Existing Zoning: PIP1/CR
 Proposed Zoning: MX-M*

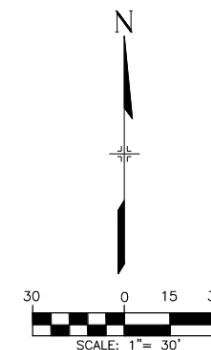


*ReTool COS	
Current Zone District	Proposed Zone District
R-2: Two-family Residential	R-2: Two-Family
R-4: Multi-Family (med density)	R-4: Multi-Family Low
R-5: Multi-Family (high density)	R-5: Multi-Family High
C-5: Intermediate Business	MX-M: Mixed-Use Medium Scale
C-6: General Business	MX-L: Mixed-Use Large Scale
M-1: Light Industrial	LI: Light Industrial
M-2: Heavy Industrial	GI: General Industrial
PK: Parks	PK: Public Parks
PIP-1: Planned Industrial Park	BP: Business Park (Planned District)
FBZ: Form Based Zone	FBZ: Form Based Zone (Regulating Plan District)
PUD: Planned Unit Development	PUD: Planned Development Zone District
PBC: Planned Business Center	MX-M: Mixed-Use Medium Scale

Existing Zoning



SUMMARY DATA	
PROPERTY SIZE	1.77 ACRES
TAX SCHEDULE NO.	6418414141
MASTER PLAN	SHOOKS RUN REDEVELOPMENT PLAN
DRAINAGE BASIN	SHOOKS RUN
DEVELOPMENT SCHEDULE	SUMMER 2023
EXISTING LAND USE	POLITICAL SUBDIVISION
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
EXISTING ZONING	PIP1/CR (ORD. NO. 80-91)
PROPOSED ZONING	MX-M
MAX. BUILDING HEIGHT	45 Ft
BUILDING SETBACKS	R5 STANDARD - SEE PLAN
LANDSCAPE SETBACKS	SEE PLAN
PROPOSED DENSITY	30-50 DU / AC
MAX LOT COVERAGE	40%
REQUIRED PARKING	1-BED: 1.5 PKG SPACES PER UNIT 2-BED: 1.7 PKG SPACES PER UNIT 3-BED: 2 PKG SPACES PER UNIT

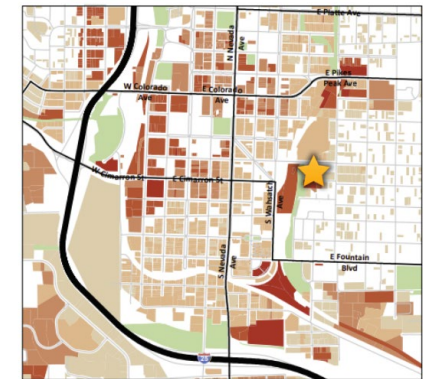


Concept Plan

PlanCOS Application:

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 project will be designed to harmoniously blend with the adjacent land uses and neighborhoods through desired planning practices, architectural palettes, and landscape materials. It will be designed in such a way that allows for safe and convenient vehicle and pedestrian circulation.

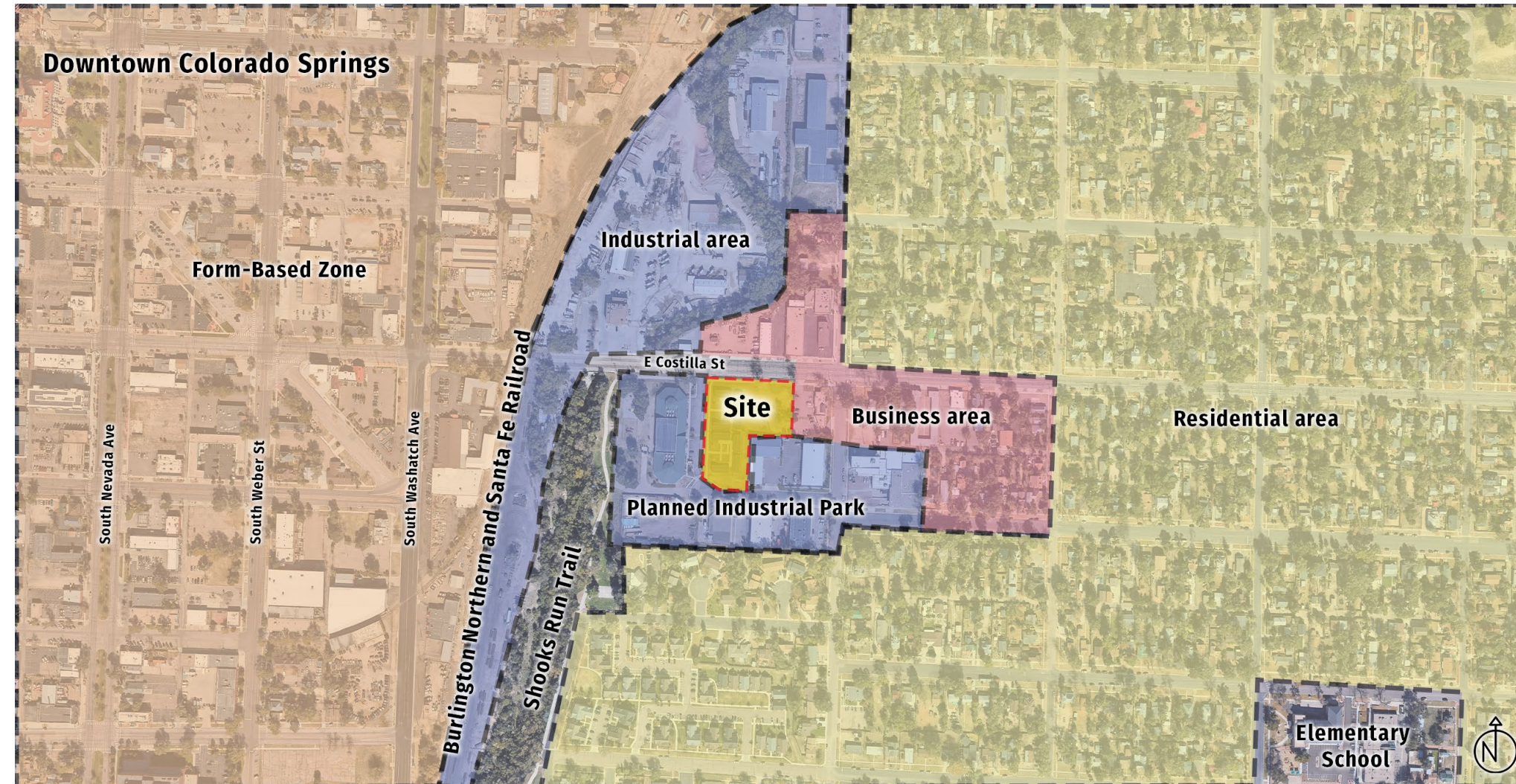


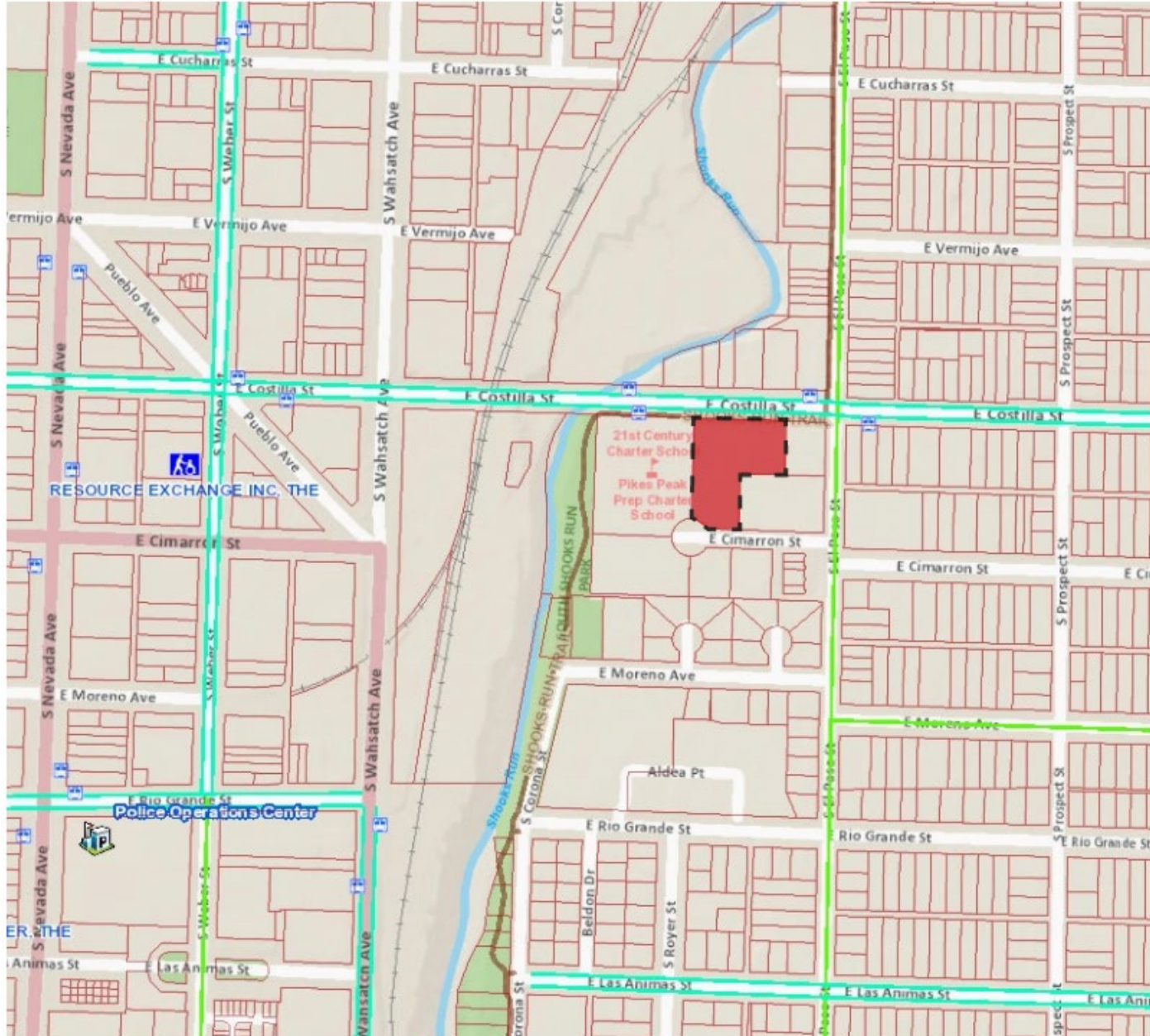
DOWNTOWN



Site is located in an area of Low Change.

PlanCOS

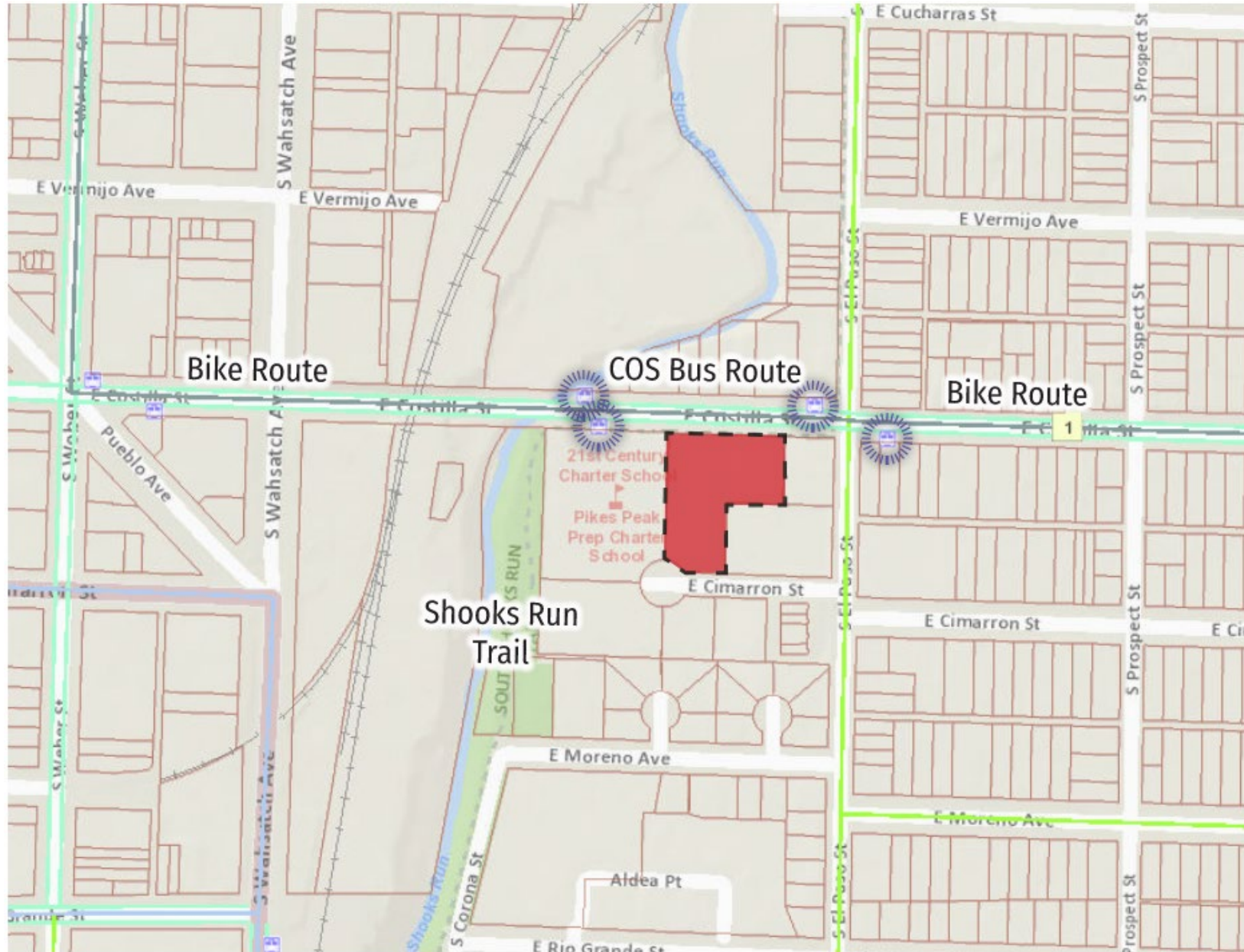




PlanCOS Application:

Strategy SC-1.D-1 “Encourage well-connected system of streets, sidewalks, bike facilities, and off-system trails in new development and redevelopment areas.”

The existing Shooks Run Trail along E Costilla Street will remain. This helps to connect this site to the greater community trail network while also sustaining pedestrian safety and movement on and off-site.



COS Code 7.4.204.C.1 Reduction in Minimum Parking Space Requirement

This property is located within 400' by direct pedestrian access of a public transit stop.

This property is located within 400' by direct pedestrian access of a designated bike route or city trail.

Parking Reduction

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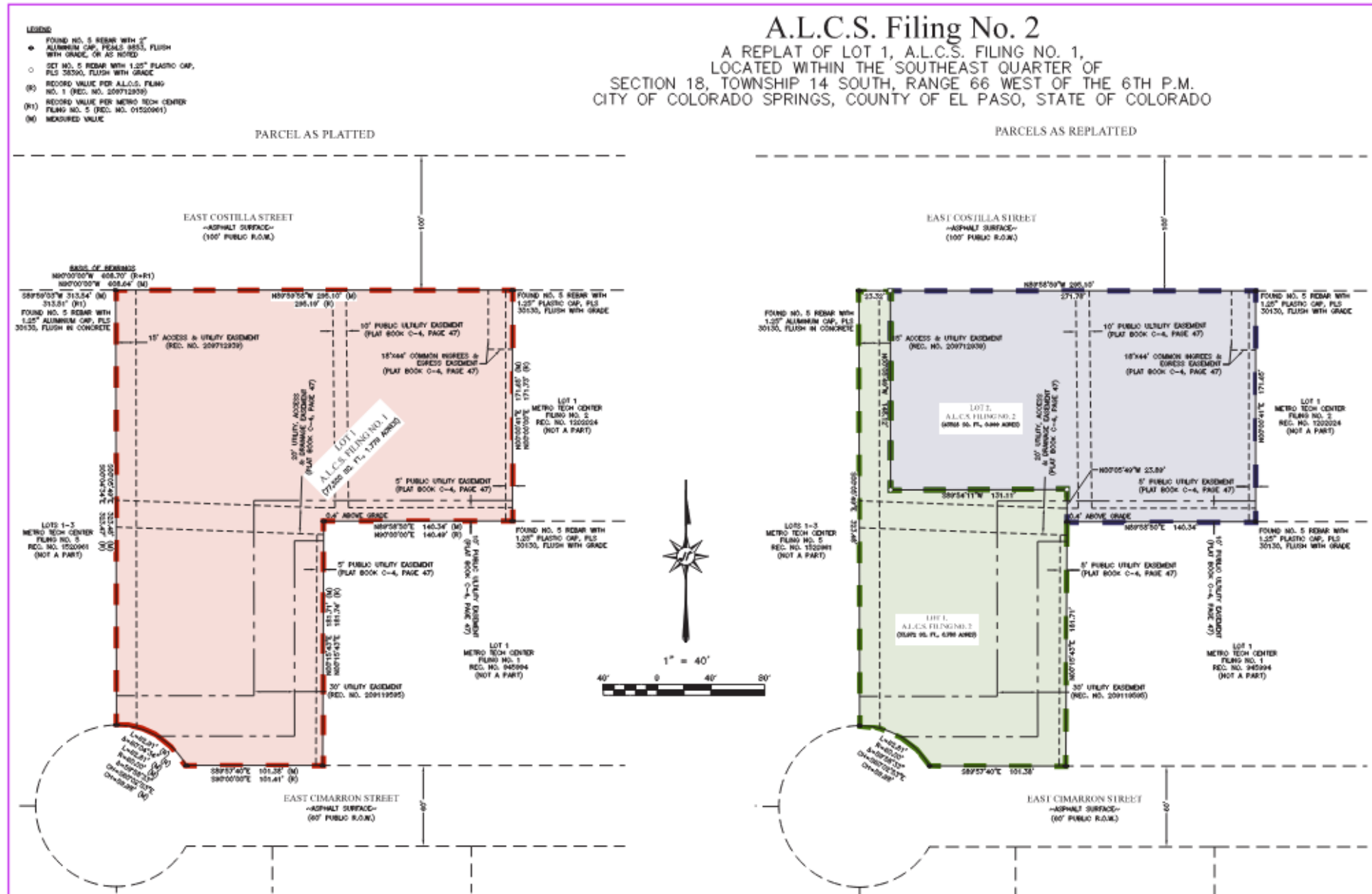
Thank you

Questions?



Matrix

Excellence by Design



Replat

EVEN-PREISSER INVESTMENTS LLC ZONING: C5 SS
USE: WAREHOUSE / STORAGE

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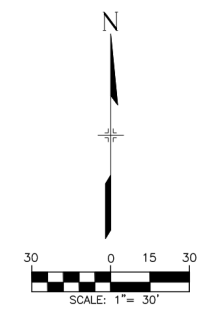
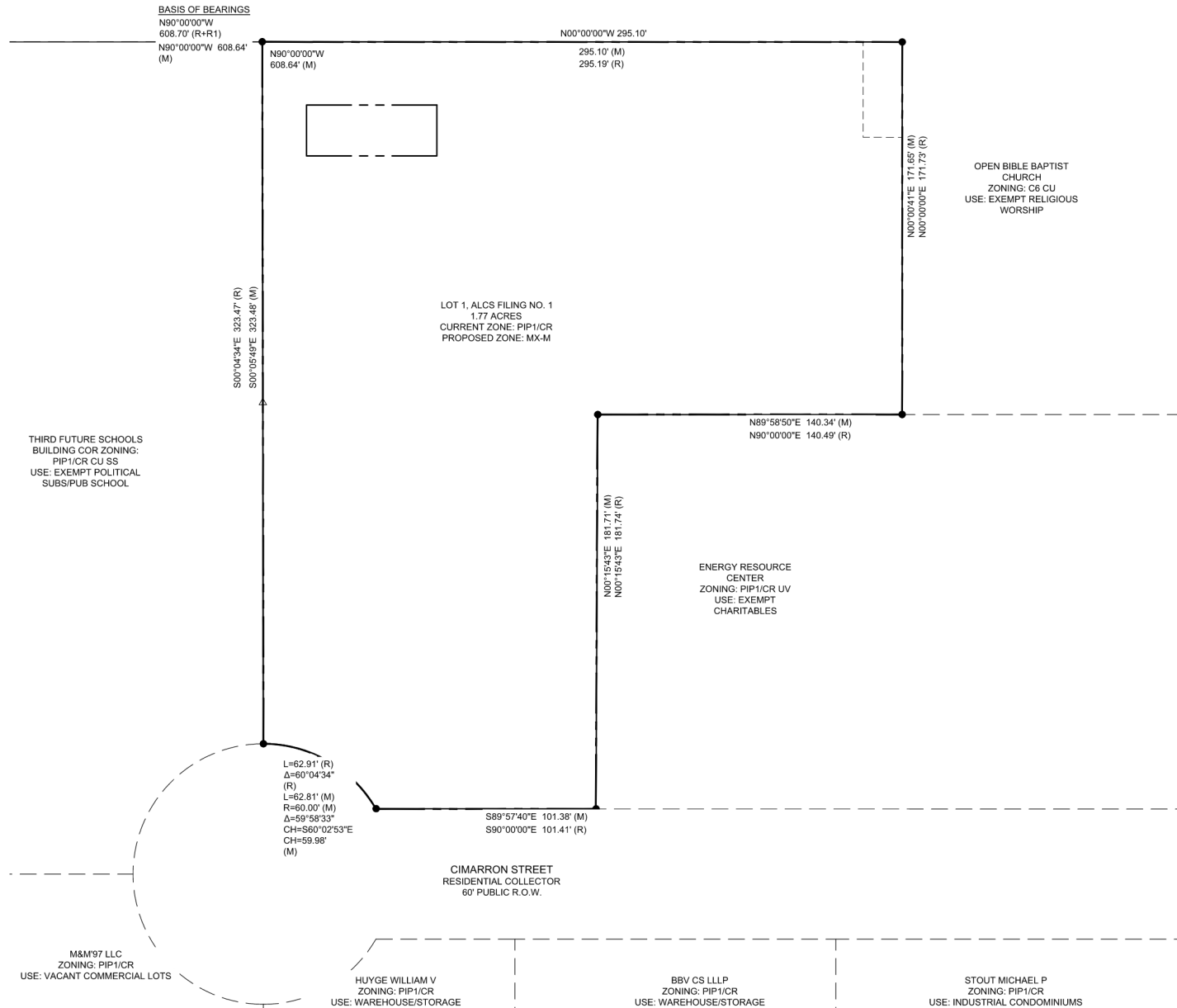
EVEN-PREISSER INVESTMENTS LLC ZONING: C5 SS
USE: WAREHOUSE / STORAGE

METCALF, ANTHONY C ZONING: C5 SS
USE: DISTRIBUTION WAREHOUSE

MARMOT REAL ESTATE LLC ZONING: C5 SS
USE: INDUSTRIAL MANUFACTURING

535 E. Costilla Street

COSTILLA STREET
MINOR ARTERIAL
100' PUBLIC R.O.W.



Zone Change