



501 N Wahsatch Avenue - DVSA

CITY PLANNING COMMISSION
FORMAL MEETING – 8/12/2026



501 N Wahsatch Ave - DVSA

QUICK FACTS

Address:

501 N Wahsatch Avenue

Zoning and Overlays

Current: R-4 (Multi-Family Low)

Site Area

9,800 Square Feet

Proposed Land Use

Multi-Family Residential (Single Family Units)

APPLICATIONS

Development Standards Adjustment

VICINITY MAP



501 N Wahsatch Ave - DVSA

PROJECT SUMMARY

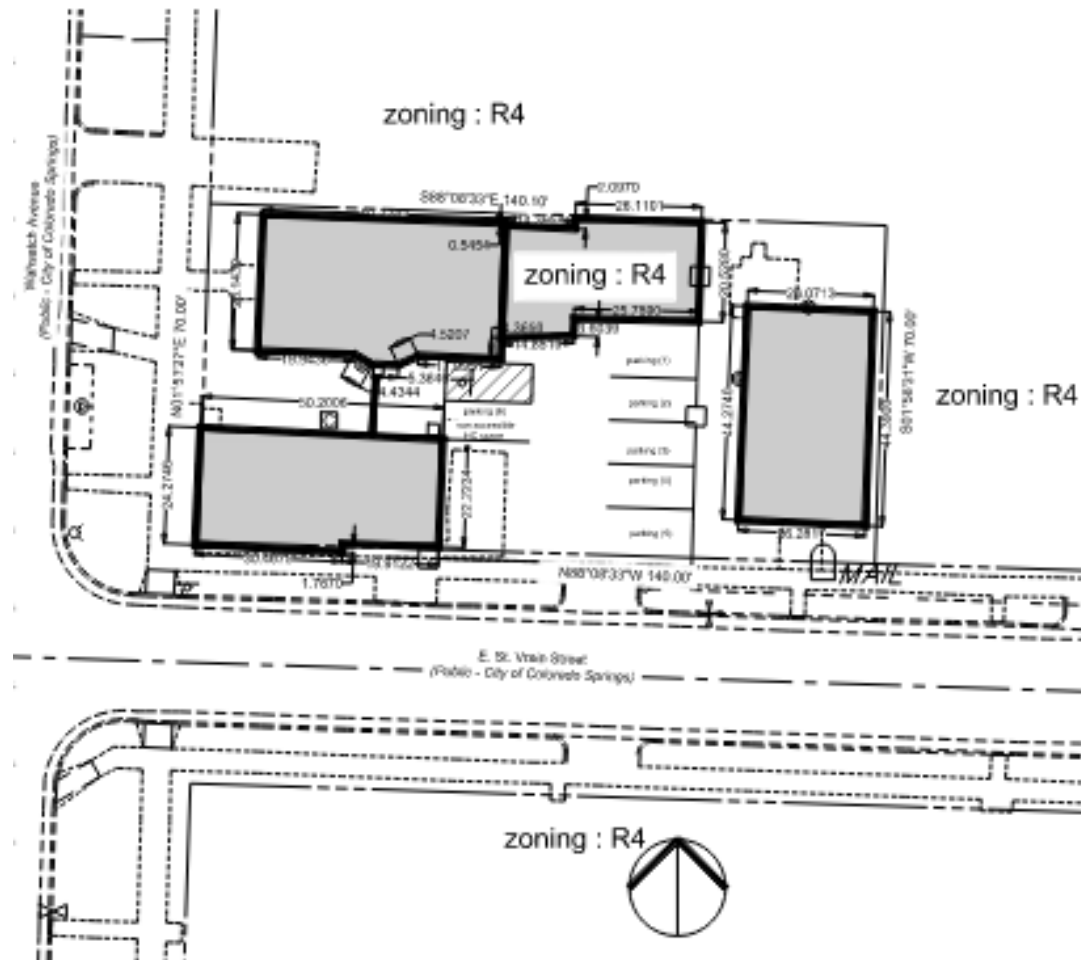
File #(s):

DVSA-25-0003

Project Proposal:

- Convert commercial structure into a single-family home.
 - Multi-family residential
 - Three single-family homes on one lot
- 13.33 dwelling units per acre

SITE PLAN



TIMELINE OF REVIEW

Initial Submittal Date

8/7/2025

Number of Review Cycles

Two (2)

Item(s) Ready for Agenda

7/17/2026

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	255 Postcards with each public notice occurrence
Number of Comments Received	Four (4) Comments Received

PUBLIC ENGAGEMENT

- Preference for the building to return to a neighborhood commercial use.
- Concerns that the proposed residence could be used as a short-term rental.
- Reports of property neglect and nuisance conditions, including boarded windows, overgrown vegetation, unresolved alarms, and prior squatting activity.
- Ongoing concerns about parking availability in the area; some opposition and some conditional support depending on provision of off-street parking.
- One household expressed support, noting a desire to see the property reoccupied.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

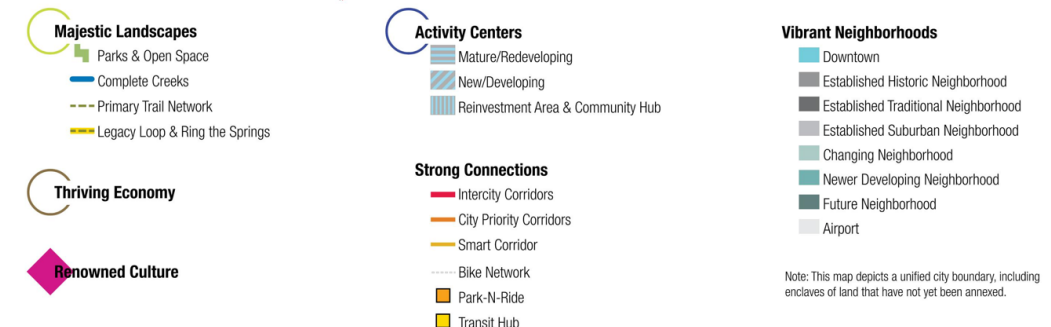


PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.



SITE LOCATION



APPLICATION REVIEW CRITERIA

7.5.525 Development Standards Adjustment

Criteria for Approval

1. *The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;*
2. *When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;*
3. *The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and*
4. *The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the following:*
 - a. *Benefits to the general public*
 - b. *Benefits the users, customers, or residents of the proposed development*

Statement of Compliance

DVSA-25-0003

After evaluation of the Development Standards Adjustment, the application meets the review criteria .

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

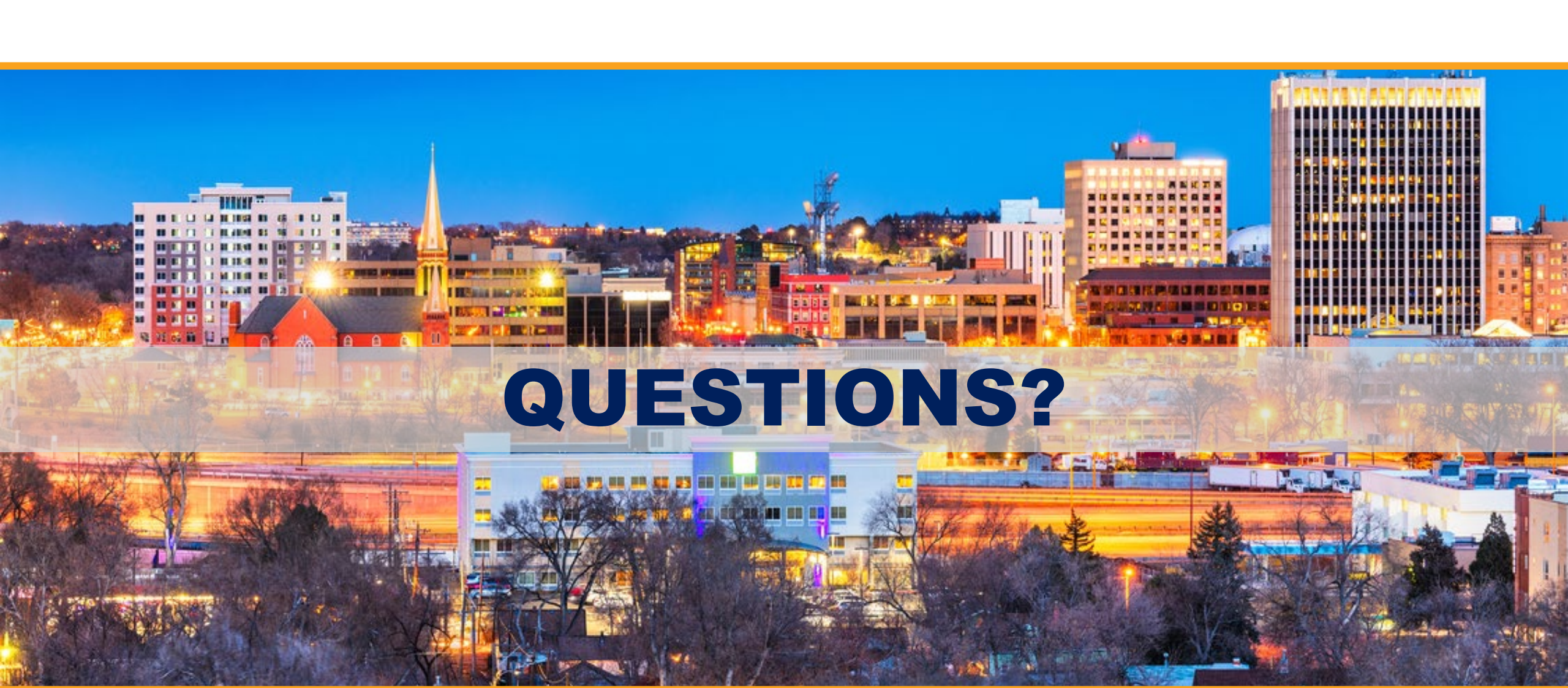
DVSA-25-0003 – 501 N Wahsatch Ave - Development Standards Adjustment

Motion to Approve

Approve the Development Standards Adjustment to City Code Sections 7.2.206 and 7.4.2-A allowing for the establishment of a residential density of 13.33 dwelling units per acre in the R-4 (Multi-Family Low) zone district where 8 dwelling units per acre is allowed based upon the finding that the request complies with the criteria for a Development Standards Adjustment set forth in City Code sections 7.5.525.

Motion to Deny

Deny the Development Standards Adjustment to City Code Sections 7.2.206 and 7.4.2-A allowing for the establishment of a residential density of 13.33 dwelling units per acre in the R-4 (Multi-Family Low) zone district where 8 dwelling units per acre is allowed based upon the finding that the request does not comply with the criteria for a Development Standards Adjustment set forth in City Code sections 7.5.525.

A wide-angle, nighttime photograph of the Colorado Springs skyline. The city is illuminated with warm yellow and orange lights from buildings and streetlights. A prominent church with a tall, pointed steeple is visible on the left. In the foreground, there are dark, silhouetted trees and a multi-lane highway with light trails from moving vehicles. The sky is a deep blue.

QUESTIONS?