



April 4, 2024

LAND USE STATEMENT
3760 E. Boulder Street
Conditional Use
CUDP-24-0024

PROJECT DESCRIPTION

The 3760 E. Boulder Office/Warehouse project is to be located on platted property having an El Paso County Tax ID number of 64151 13 005. The site is located within the Northeast 1/4 of Section 15, Township 14 South, Range 66 West of the 6th Principal Meridian in the City of Colorado Springs, El Paso County, Colorado. The site is platted as Lot 1, Maxdon Filing No. 5 with the property address of 3760 E. Boulder Street. The site is situated on the north side of E. Boulder street between Academy Boulevard and Delaware Drive. A **Vicinity Map** is included in for readers reference.

The 3760 E. Boulder site encompasses 22,075 sf. (0.507± acres) and is zoned MX-L (mixed-use, large). The site is vacant land adjacent to improved E. Boulder Street which features existing public curb, gutter, utilities, and asphalt paving in a 60' wide Right-of-Way. There are no existing Development Plans for the property and it is not part of a larger common plan or development.

The site is adjacent to East Boulder Street on the east side. Developed Lots 2, 3, and 4, Maxdon Filing No. 5 are adjacent to the site on the west side. Developed Lot 6, Maxdon Filing No. 5 is adjacent to the site on the north. Developed Lot 1, Block 1, Maxdon Filing No.4 is adjacent to the site on the east. The site and adjacent lots are all in the MX-L (mixed-use, large) Zone District which was recently changed by implementation of the 2023 Unified Development Code (UDC) from C-6 (commercial) zone.

The surrounding area was developed under the previous C-6 zone and developed uses included Auto Service, Auto Repair, Auto Collision & Glass, Auction company, Carpet Company, etc. The previous C-6 Zone allowed Auto Service, Auto Repair, Body Fender repair Service, Building Maintenance Service, Consumer Repair Service, Custom Manufacturing, and Manufacturing as some of the allowed uses. The new MX-L (mixed-use, large) Zone District allows a warehouse by Conditional Use only. Therefore, we are requesting a Conditional Use of a warehouse (garage) to be included with an office. The end user is unknown and use specific standards for the future user will be complied with if required.

The owner intends to develop the property with a 5,000 SF (approximate) Office/Warehouse facility with appurtenances. Besides the building, the improvements are anticipated to consist of paved drive entrance and drive isle, paved standard parking spaces, paved accessible parking spaces, sidewalk for East Boulder Street and internal sidewalk, fenced recycled asphalt yard, utility extensions and landscaping. The Four Step Process is not required as the total Site and disturbed area is less than one (1) acre. Therefore, the development is not required to meet the water quality and potential green infrastructure requirements as specified in the City of Colorado Springs Drainage Criteria Manual .

The purpose of the proposed Development Plan is to improve the surrounding area by infilling the existing vacant lot with an Office/Warehouse project.

Engineers • Surveyors
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The anticipated layout will allow the site to be self-reliant in the provision of access, along with adequate drive lanes and required off-street parking as prescribed by City of Colorado Springs Zoning Code. The site will comply with the applicable Landscape requirements.

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