

Illinois Duplex Project Statement

Non-Use Variance Request – 6332210013

We are seeking a non-use variance to:

- Reduce the corner street-side setback from 15' to 7' on corner lot 6332210013.

This variance is necessary to develop a livable over-under duplex like the two neighboring lots to the North that will retain yard and yard space for future residents. Being able to reuse the plans for the neighboring lots helps to keep the costs lower and enables us to serve the missing middle housing need of 80% to 100% AMI. Our proposal aligns with the surrounding neighborhood character, which already includes duplexes, triplexes, and small multifamily buildings, and supports Colorado Springs' housing and infill goals. Additionally, it is a decrease in density from a current approved DP for a 12-unit apartment located on the three adjoining lots.

1. The application complies with any standards for the use in Part 7.3.3 (Use-Specific Standards)

- Duplexes are permitted use in the R-5 (Multi-Family Residential) zoning district.
- The over-under configuration conforms to residential scale and form, and we intend to meet all relevant design, height, and parking standards under 7.3.3.

2. The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zone district

- These are historic, undersized infill parcels that predate current lot minimums and dimensional standards.
- Parcel 6332210013 is a corner lot, triggering a 15-foot side setback that significantly limits buildable area—despite nearby properties having reduced or even zero setbacks.
- The lots' width and legacy configuration represent exceptional physical constraints not common to larger R-5 properties.

3. That the extraordinary or exceptional physical condition of the property will not allow a reasonable use of the property in its current zone in the absence of relief

- Strict adherence to lot size and corner setback standards would force underutilization, resulting in either fewer DU's, less inhabitable space/design, and/or an awkward lot coverage limiting usable green space for residents.

- This creates an undue hardship, especially given the lot’s location in an area where multi-unit housing is typical and neighboring lots are all non-conforming to current setback standards.

4. That the granting of the Non-Use Variance will not have an adverse impact upon surrounding properties

- Surrounding lots already contain duplexes, triplexes, and small apartment buildings; our proposed duplexes fit seamlessly into this existing context.
- The buildings will be designed to resemble traditional single-family homes and maintain the neighborhood's architectural character.
- Reducing the corner setback to 7' would align with neighboring structures, maintaining visual continuity and street-level appeal.
- The addition of 2 total housing units introduces gentle density while avoiding large, institutional-scale development, like previously approved.

Alignment with PlanCOS and City Housing Goals

This proposal is consistent with the City’s comprehensive plan and stated housing priorities. The requested variance support the following objectives:

- Encourages infill development on underutilized lots in mature neighborhoods (PlanCOS Goal UP-2).
- Expands the supply of “missing middle” housing, such as duplexes and triplexes, that serve a range of household types and income levels (PlanCOS Goal VN-2).
- Supports walkability, transit access, and infrastructure efficiency by placing new units near existing services and transportation.
- Applies flexible zoning for infill sites, aligning with PlanCOS strategies to revise dimensional standards for small/legacy lots (PlanCOS UP-2.A-5).
- Promotes sustainable growth without sprawl by directing residential construction to the city’s established footprint.
- Aligns with recent statements by City Council and the Mayor emphasizing the need for attainable housing and modest increases in density.

This variance request enables housing that:

- Complies with all applicable use standards;
- Is constrained by physical lot characteristics;
- Cannot proceed without relief due to those constraints;
- And contributes positively to the existing urban fabric.

It reflects the goals of PlanCOS and Colorado Springs leadership by delivering context-sensitive density, attainable housing, and revitalization of existing neighborhoods.