



Item 5.B. - 2826 Beacon St - Lot Size Non-Use Variance

CITY PLANNING COMMISSION

FORMAL MEETING – November 12, 2025



COLORADO
SPRINGS
OLYMPIC CITY USA

VICINITY MAP

Address:

2826 Beacon Street

Location:

Southwest corner of Beacon Street and
West Taylor Street

Zoning and Overlays

R-2: Two-Family Residential

Site Area

9,375 Square Feet

Land Use

Single-Family Residential

APPLICATIONS

Nonuse Variance



2826 Beacon St - Lot Size Non-Use Variance

PROJECT SUMMARY

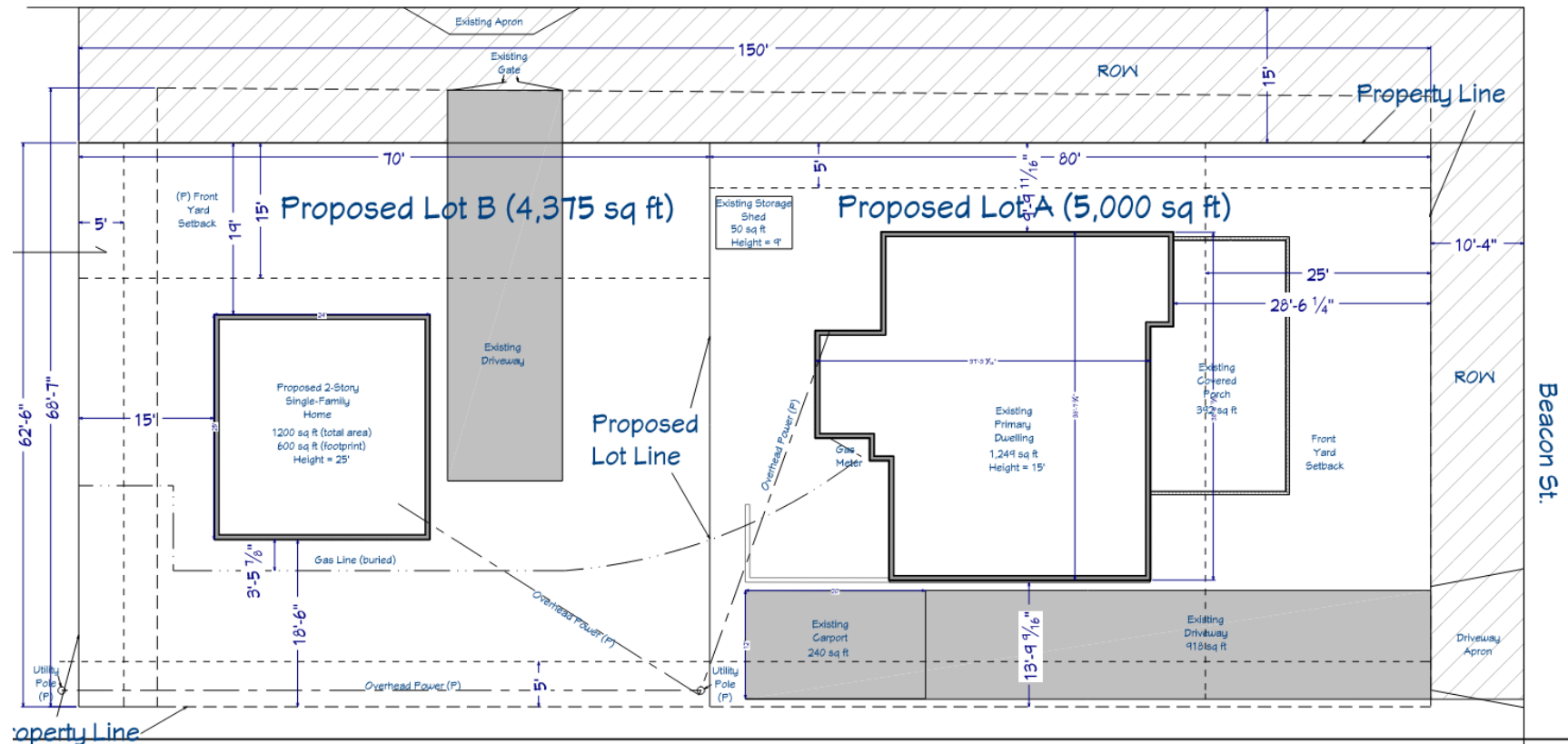
File #:

NVAR-25-0004

Project Proposal:

- Subdivide existing 9,375 SF lot into two lots:
 - Lot A: 5,000 SF (conforming)
 - Lot B: 4,375 SF (requires variance)
- Once subdivided, construct a second detached single-family home

SITE PLAN



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ADDITIONAL INFO

- Lot reflects historic Roswell Addition platting (1888)
 - Lot is made up of 2½ historic lots (Lots 27, 28, and part of 26)
 - 25% of nearby corner lots have been subdivided similarly
 - Reflects a common pattern of narrow, irregular corner lots
- Proposal supports gentle infill and aligns with neighborhood character
- One public comment received; applicant submitted a formal response
 - Concerns addressed: density, parking, drainage, and pedestrian safety

TIMELINE OF REVIEW

Initial Submittal Date

5/22/2025

Number of Review Cycles

Four (4)

Item(s) Ready for Agenda

10/22/2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Initial Administrative Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	220 Postcards – sent for each public notice occurrence
Number of Comments Received	One (1) Comment Received

PUBLIC ENGAGEMENT

- Comment from nearby resident raised concerns about density, parking, drainage, and traffic
- Applicant responded with mitigation strategies and sidewalk commitment
- Staff finds concerns addressed through design and code compliance

AGENCY REVIEW

Traffic Engineering

No comments received during review.

SWENT

No comments received during review.

Engineering Development Review

Installation of a sidewalk along Taylor Street is required.

Colorado Springs Utilities

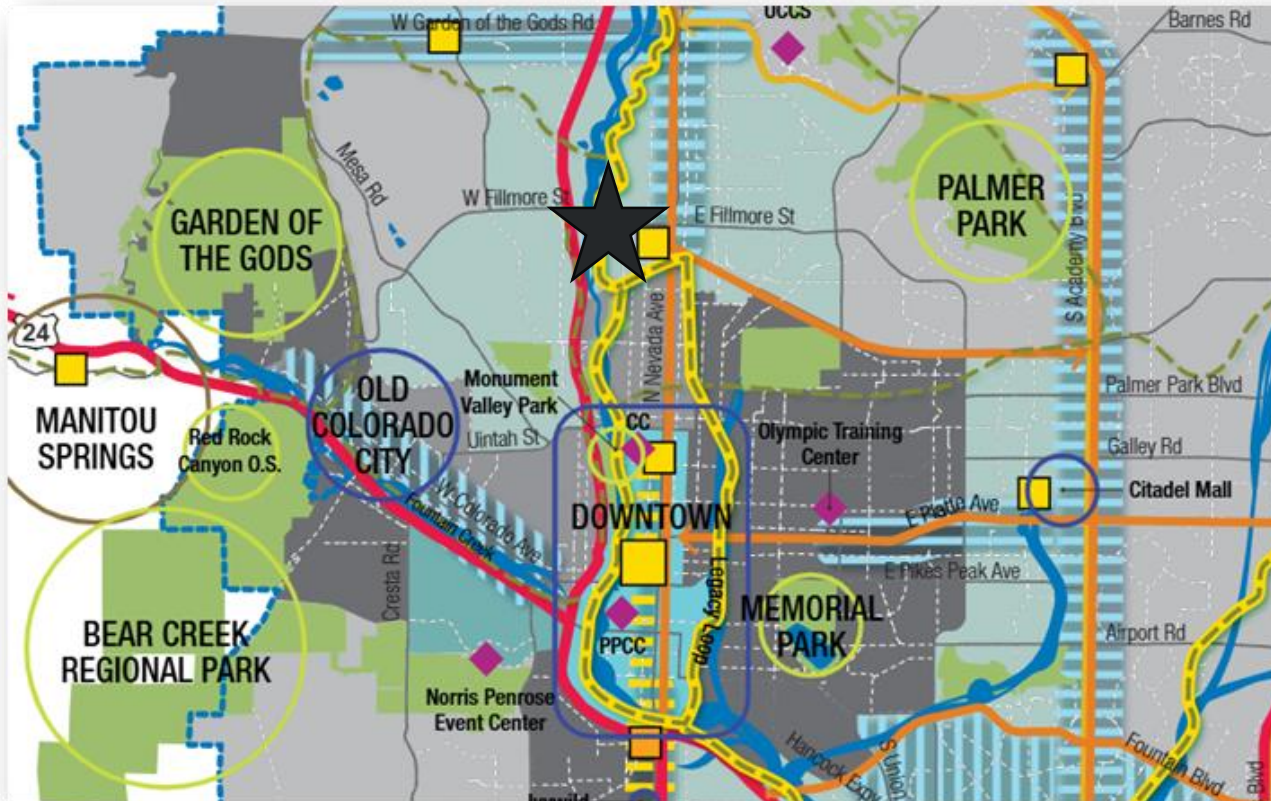
No comments received during review.

Fire

No comments received during review.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

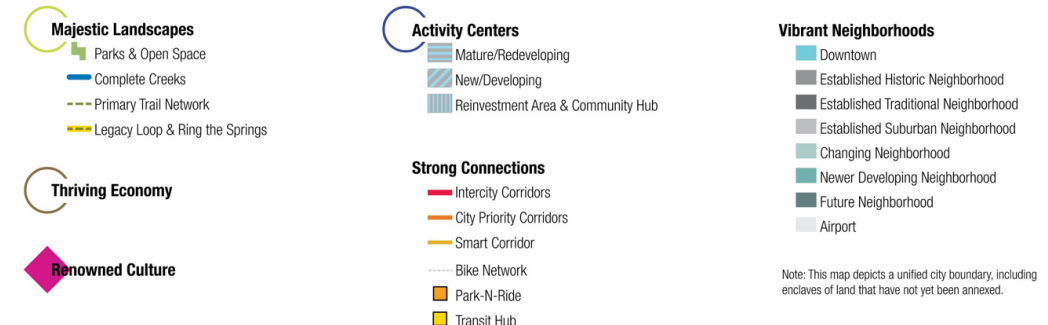


PlanCOS Compliance

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



SITE LOCATION



APPLICATION REVIEW CRITERIA

7.5.526 Non-Use Variance

Criteria for Approval

1. The application complies with any standards for the use in Part 7.3.3 (Use-Specific Standards);
2. The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zone district;
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;
4. That the granting of the Non-Use Variance will not have an adverse impact upon surrounding properties;

Statement of Compliance

NVAR-25-0004

After evaluation of the Nonuse Variance, Staff finds that the application meets the review criteria.

PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

NVAR-25-0004 – 2826 Beacon St - Lot Size Non-Use Variance

Motion to Approve

Approve the Non-Use Variance to City Code Sections 7.2.205.B and 7.4.201.A allowing a lot with a minimum lot size of 4,375 square feet where 5,000 square feet is required based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.526.

Motion to Deny

Deny the Non-Use Variance to City Code Sections 7.2.205.B and 7.4.201.A allowing a lot with a minimum lot size of 4,375 square feet where 5,000 square feet is required based upon the findings that the request does not comply with the criteria as set forth in City Code Section 7.5.526.

