



May 30, 2025

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

PROJECT DESCRIPTION

The proposed Conditional Use application is for the Office/Warehouse use for the 3760 E. Boulder property which is a platted lot 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. The 3760 E. Boulder site encompasses 22,075 sf. (0.507± acres) of land and is zoned MX-L (mixed-use, large). 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.

East Boulder Street is adjacent to the south side of the site. The street is a 40 foot wide improved asphalt surfaced public street with concrete curb and gutter in a 60 foot wide right-of-way. Developed Lots 2, 3, and 4, Maxdon Filing No. 5 are all adjacent to the site on the west side. Developed Lot 6, Maxdon Filing No. 5 is adjacent to the site on the north. The 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 Zone District which was recently changed by the implementation of the 2023 Unified Development Code (UDC) from C-6 (commercial) zone.

There are no existing Development Plans for the property and it is not part of a larger common plan or development. The site is vacant except for the adjacent City of Colorado Springs curb & gutter, utilities, and asphalt paving within E. Boulder Street. This application is being submitted with a Land Use Statement. A Development Plan will be submitted for separate consideration to be reviewed administratively. The Conditional Use is proposed to allow construction of an approximately 5,000 sf Office/Warehouse Development on the site with associated parking, drives, landscaping and utilities. Office is a Permitted Use in the MX-L zone while Warehouse is a Conditional Use.

JUSTIFICATION

The purpose of the proposed Conditional Use is to allow the development of the existing vacant lot as an Office / Warehouse use. The surrounding area is already developed with commercial and industrial uses. Therefore, the project is characterized as an infill project.

The project will comply with all MX-L zone district requirements. The end user is currently unknown for this Office / Warehouse use. Warehousing does not have any Use-Specific Standards. The uses in the surrounding area are overwhelmingly associated with automotive repair and construction businesses. The owner's intention is to provide a facility that would be used by similarly oriented business. Should the end user require compliance with any Use-Specific Standards, the end user shall adhere to the applicable standards. Any future user of the site shall be required to comply with and follow the relevant Use-Specific Standards as found in Part 7.3.303 of UDC as designated in Part 7.3.303 of UDC (Use-Specific

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

Standards for Commercial And Industrial Uses). If a potential end user cannot meet the relevant Use-Specific Standards in accordance with the UDC, the potential user shall not occupy the site.

The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible. 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 nearest residential zoned property is over 1,200 feet away from the site. This application for an Office/Warehouse use will comply with any use specific standards for a warehouse (garage) in Part 7.3.3 (Use-Specific Standards). The size, scale, height, density, traffic impacts of the future use will be compatible with existing existing use in the surrounding area. The area of disturbance for this project is less than 1.0 acres and not part of a larger common plan of development. Therefore, the consideration of a Four Step Process is not necessary according to the provisions of the City of Colorado Springs Drainage Criteria Manual Volume 2. Storm water quality and green infrastructure are not applicable. Any adverse impacts are mitigated to the fullest extent feasible by the submitted Development Plan (DP). Building coverage, parking, public sidewalk, public drive entrance, storm water drainage, and landscaping all meet or exceed City requirements.

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible. Adequate infrastructure and access provisions exist at the site adjacent to E. Boulder Street. The existing infrastructure and public improvements serving the proposed development have adequate capacity to serve the proposed development. Future construction of City sidewalk, curb chase, and entrance drive will satisfy future required mitigation to the maximum extent possible.

ISSUES

A Pre-Application conference was conducted for this project to outline the land use application process appropriate for the improvements to the site. The listed potential issue is the requirement of acquiring a condition use permit for the warehouse (garage) portion. All the required documents for Development Plan approval including Final Landscape Plan, Drainage Report, Geohazard Waiver will be included in the separate Development Plan application. Consultation with City Traffic Engineering has produced verbal support for the access.

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