



MOXIE SUITES

Planning Commission February 11, 2026

Staff Report by City Planner: William Gray



Quick Facts

Applicant/Developer

Moxie Suites, LLC represented by
Mechelle Haragon

Property Owner

Moxie Suites, LLC

Consultant

N/A

Address / Location

2402 North Nevada Avenue
Northwest corner of N. Nevada
Avenue and E. Jackson Street

TSN(s)

6406107016

Zoning and Overlays

MX-N (Mixed-Use Neighborhood
Scale)

Site Area

7,000 square feet

Proposed Land Use

Small Personal and Business Service

Council District

District 5

Project Summary

The Applicant is proposing a Conditional Use (CU) for a Small Personal and Business Service use in the Mixed-Use Neighborhood Scale (MX-N) zone district located at 2402 North Nevada Avenue (See "Attachment 1- Zoning Map").

File Number	Application Type	Decision Type
CUDP-25-0033	Conditional Use	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	North End Addition	1889
Subdivision	North End Addition	1889
Master Plan	The North End Neighborhood Plan	November 1990
Prior Enforcement Action	N/A	N/A

Site History

The property is within the "The North End Addition to the City of Colorado Springs". It was annexed and subdivided in 1889. The 1880's were an era that saw the City of Colorado Springs transform from a frontier settlement to an Eastern-style resort community with modern conveniences, including the creation of additional residential areas like The North End Addition.



The parcel is legally described as the East 140-feet of Lots 17 and 18, Block 575, The North End Addition to the City of Colorado Springs (see "Attachment 2 – North End Addition").



The site is 7,000 square feet in size. It is developed with a 3,916 square foot building. The property was developed in 1956. The building was originally designed to be a commercial building (chiropractic office) that included a residential unit (mixed-use). The chiropractic office was never fully completed due to the death of the owner in 1967. The building was completed as a single-family residence with an interior area for a medical office, and the original owner did have a chiropractic office as a home occupation. Afterwards, the building has been used as a residence, photographers' studio and most recently has had a home occupation for a massage and wellness studio. The photographer's studio existed from 1968 to 1990 and was allowed by a Use Variance that was approved in 1968 (CPC UV 68-2). In the early 1990's, a previous owner attempted to establish a retail store (Military Surplus Store) under the 1968 use variance. However, this was not allowed because the use variance approved was specifically for Photographic Studio. This owner did pursue a Use Variance for a Retail Store (CPC UV 91-96), but it was denied by Planning Commission in August 1991. The date of the Home Occupation Permit for a massage and wellness studio is 2006. This Home Occupation (massage and wellness studio) continued through the 2010's and 2020's when the owner stopped living in the building. The Home Occupation status terminated when the owner stopped living on the property. There have been no code enforcement actions at the site.



Past zoning is R-2 (Two-Family). The R-2 zoning had been in place on the property since at least 1968. Before 1968, the zoning was R-3 (Two-Family). Prior to the 1970's the R-3 zoning was the two-family zone district, and R-1 and R-2 were for single-family with different minimum lot areas. As indicated above, the original building design had clear intent for mixed-use (Office and

Residential). However, all the commercial uses established at this location were more home occupation in character or allowed through a use variance.

The current owner of the property purchased the property in 2005 with the intent of using the property for medical or health related uses. The focus has been refined slightly to match the previously issued home occupation permit for massage and health/wellness use.

In 2025, the property was rezoned from R-2 (Two-Family Dwelling) to MX-N by Ordinance No. 25-75 (**see "Attachment 3 – Ordinance No. 25-75**). It was acknowledged with the re-zoning decision that conditional use would be required for the massage and health/wellness use to bring it into compliance with the development code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-2 (Two-Family)	Single-Family	N/A
West	R-2 (Two-Family)	Single-Family	N/A
South	R-5 (Multi-Family High)	Hospital	Penrose Hospital – Conditional Use
East	R-2 (Two-Family)	Single-Family and Two-Family	N/A



Context Map (See “Attachment 4 - Context Map”)



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	2 times, Initial application and City Planning Commission public hearing
Postcard Mailing Radius	1,000 feet for each notification
Number of Postcards Mailed	207 postcards were sent with each public notice occurrence
Number of Comments Received	The application received no public comments

Public Engagement

Public engagement for the application was the City's required public notice requirements for a Rezoning. Postcards were sent to property owners of records within 1,000 feet of the site and posters were placed on Nevada Avenue and Jackson Street. In addition, the Old North End Homeowners Association was notified by email, and they did not provide any feedback.

As previously mentioned, this application recently went through a Zone Change from R-2 (Two-Family) to MX-N (Mixed-Use Neighborhood Scale). In that process there was also public notice by postcards and postcards. It was known at the time of the rezoning that the future use would be Personal and Business Service use (Massage and Health/Wellness). There was a considerable amount of support for both the new zoning and the proposed use. Those that opposed did not object to the proposed use rather

they felt that the MX-N zone district permitted too many uses they may not be compatible with the neighborhood. This same concern was also raised by members of Planning Commission.

Timeline of Review

Initial Submittal Date	December 15, 2025
Number of Review Cycles	1
Item(s) Ready for Agenda	January 20, 2026

Agency Review

The application was reviewed by Engineering, Traffic, Stormwater, Fire and CSU, and none of the City departments or agencies had any issues or concerns regarding the proposed use.

Conditional Use and Development Standards Adjustment

Summary of Application

The Applicant has applied for a Conditional Use to allow a Small Personal and Business Service use in the MX-N (Mixed-Use Neighborhood Scale) zone district located at 2402 North Nevada Avenue (see **“Attachment 5 - Project Statement”** and **“Attachment 6 - Land Use Statement”**).

The proposed use is for a wellness and fitness studio with a focus on personal training, massage, and esthetics, which fits into the Personal and Business Service use type. It also includes a small designation because the size of the building is 3,916 square feet.

Table 7.3.2-A Base and NNA-O District Use Table		P = Permitted C = Conditional use		A = Accessory to primary use T = Temporary use				
		R = Allowed pursuant to regulating plan						
		Residential		Mixed-Use		Indus.	Spec P.	NNA-O
Zone District →		A	R-E	R-Flex Med.	R-Flex High			
Land Use ↓		R-1	R-1.9	R-1.6	R-2	R-4	R-5	R-6
Retail Sales and Services						P	P	P
Adult Retail						R		
Commercial Center						P	P	C
Liquor Sales						P	P	C
Personal or Business Service, Large						P	P	P
Personal or Business Service, Small						P	P	P
Retail Sales, Large						P	P	P
Retail Sales, Medium						P	C	C
Retail Sales, Small						P	P	C

Personal or Business Service

An establishment providing services to individuals or businesses for profit, including but not limited to services such as bail bond providers, beauty and barber shops, shoe repair, tailor/alterations shops, tattoo parlors, taxidermy services, electronic data processing, exterminators, appliance repair, watch or jewelry repair, gyms and fitness studios, postal/mailing supply companies, and employment service; mailing, addressing, stenographic services; and specialty business services such as building maintenance, travel bureau, news service, exporter, importer, interpreter, appraiser, and film library. This use is divided into two (2) categories based on the size of the establishment (not the size of the structure):

Personal and Business Service: Small

An establishment occupying not more than fifteen thousand (15,000) square feet of gross floor area.

Personal and Business Service, Large

An establishment occupying more than fifteen thousand (15,000) square feet of gross floor area.

The property's location on North Nevada Avenue places it across Jackson Street from Penrose Hospital. It is in the Old North End Neighborhood and is a part of the Old North End Historic District (National Register Historic District) but not included in the Old North End Historic Preservation Overlay.

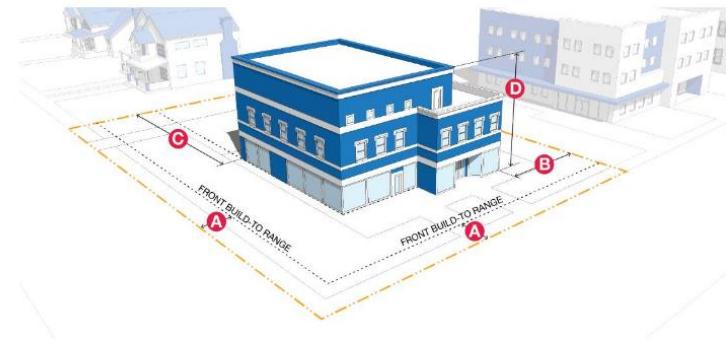
Access to the site is from a driveway off Jackson St on the south, and from sidewalks on the east and south sides of the parcel. It is also near transit routes and stops and bike routes and trails. The surrounding neighborhood (within two blocks) is a mixture of residential, civic, and commercial uses and residential and mixed-use zone districts. Adjacent zone districts include R-2 (Two-Family) and R-5 (Multi-Family High). R-2 (Two-Family) is the predominant zone district along Nevada Avenue from the Rock Island Trail on the north to Caramillo Street on the south. The R-2 is intended for single-family detached and duplex residential uses. The R-5 in the neighborhood is primarily Penrose Hospital and associated uses through an approved Conditional Use. The mixed-use district, MX-M (Mixed-Use Medium Scale), located two-blocks east is the Bonn Shopping Center. This zone district allows for a wide variety of commercial uses (i.e., Retail, Office, Auto Repair) and residential uses for single-family detached to multi-family apartments (see "Attachment 6 – North End Existing Land Use").

An important consideration with a conditional use is compatibility in terms of use, scale and density of existing and future uses. The neighborhood where this is located is primarily small, single-family structures, and commercial uses in one (1) to two (2) story buildings. The one exception is Penrose Hospital to the south at 10-stories in height. Plus, the property is located at the edge of and within a residential neighborhood and near an intersection with an arterial street. It also has convenient pedestrian and bicycle access. The use and its location fit the purpose of the MX-N zone district.

7.2.302 MX-N: Mixed-Use Neighborhood Scale

A. Purpose

The MX-N zone district provides opportunities for a compact mix of, for example, low intensity neighborhood-serving commercial, office, institutional, low-scale multi-family residential uses. Land uses are as indicated in Table 7.3.2-A (Base and NNA-O District Use Table). MX-N zone districts are generally located at the edges of, or internal to, a residential neighborhood, at a local street intersection with a collector or arterial street. MX-N zone districts are intended to maintain the scale of the adjacent neighborhood, to avoid establishments so large that they serve as destinations for persons from outside the neighborhood, and to have safe and convenient pedestrian and bicycle access. The layout of permitted use types shall be as shown in a Land Use Plan approved pursuant to Section 7.5.514 (Land Use Plan).



This property and the surrounding blocks are in the North End Neighborhood Plan. The focus of the North End Neighborhood Plan is to guide the conservation, preservation and enhancement of the neighborhood. The plan clearly discourages the rezoning from residential to non-residential uses. The plan does call out and support maintaining small neighborhood commercial that is compatible with the neighborhood. 2402 North Nevada Avenue was identified as a "Small Neighborhood Commercial or Office" property (see "Attachment 8 – North End Future Land Use"). The 2025 rezoning of this property and the proposed conditional use assist in establishing a non-residential use that is appropriate for the neighborhood.

3.D1 DISCOURAGE RESIDENTIAL ZONE CHANGES TO NON-RESIDENTIAL USE AND IDENTIFY AREAS AND TYPES OF NON-RESIDENTIAL USES APPROPRIATE FOR THE NEIGHBORHOOD

3.D2 SPECIFICALLY IDENTIFIED SMALL NEIGHBORHOOD COMMERCIAL PROPERTIES WHICH ARE COMPATIBLE WITH THE NEIGHBORHOOD SHOULD BE CONTINUED AND ENCOURAGED.

The property being considered for conditional use has a building with a commercial design and a history of commercial uses that with the proposed use will create minimal impact on the neighborhood. The building and use are adjacent to a major traffic corridor and regional hospital, and within a national historic district, and a stable, strong and historic residential neighborhood. It is identified as a "Small Neighborhood Commercial Property" in the North End Neighborhood Plan.

Parking for the site is proposed to be handled by a parking lot behind the building, and qualifying parking reductions for proximity to alternate modes of transportation (bus and bike). Walking is also an available means for people to come and go from the proposed use. However, it does not come with an adjustment allowed by code. The total number of parking spaces required for the use is 10 spaces. This is based on the parking standard for Personal and Business Service use (1-space per 400 square feet of Gross Floor Area). As indicated above the use and its location qualify for a parking reduction for Transit Route (10 percent) and Bike Route (5-percent). With the qualifying parking adjustments, it reduces the parking standard to 9 parking spaces. A total of 10 off-street parking stalls is being provided.

Application Review Criteria

UDC Section 7.5.601, Conditional Use

An application for Conditional Use is subject to the following Criteria for Approval:

Section 7.5.601.C.2 Criteria for Approval

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

N/A

- b. The size, scale, height, density, 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; and*

The site is developed with an existing building, access and parking. The proposed application is to allow Small Personal and Business Service use. It is also to bring the property into compliance with current zoning and development standards and requirements. There are no changes to the existing building. The existing building has characteristics of both a commercial and residential building. This and its size allow it to fit the composition of the neighborhood. The area where the proposed use is located has MX-M, R-5, R-2 and R 1-6 zoning. The area is also a mix of commercial and residential uses. With these factors taken together, it can be found that the use is compatible in size, scale, density and height with adjacent and surrounding uses and building. It is served by a developed street system that is adequate for the proposed use. It is also served by other transportation options. Additionally, off-street parking meets required parking standards. The proposed use does not have adverse impacts on the neighborhood where it is located, and it is compatible with the neighborhood.

- c. 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.*

The city infrastructure is adequate to serve the proposed use.

The City Planning Staff finds that the approval criteria of UDC Section 7.5.601, which are applicable to Conditional Use are met with this application.

Statement of Compliance

CUDP-25-0033 Moxie Suites

City Planning has reviewed the proposed Conditional Use for Moxie Suites and finds that the proposed application meets the approval criteria as set forth in City Code Section 7.5.601.