Farnsworth GROUP

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Re: Project Statement – 805 Citadel Dr E MX-N Rezone

The owner of the parcel at 805 Citadel Dr E wishes to rezone the existing property from the current Mixed Use – Neighborhood Scale (MX-N) zoning designation to the Mixed Use – Medium Scale (MX-M) zoning that matches adjacent properties. The current Comprehensive Plan will remain as-is and is not negatively impacted by the proposed rezone.

The hope of the owner is that the rezone will bring the property in line with the existing zoning of surrounding lots. Currently the building that is located on the lot is vacant and there is an opportunity for remodel or redevelopment. The rezone to MX-M will increase the allowable uses and will open the property up to a greater variety of tenants. This increase in uses will be a benefit, not a detriment, to the public interest, convenience, and general welfare. There are no impacts to the health and safety based on the move to the MX-M zoning.

The property is in an area where it is not out of the ordinary to have a MX-M zoning. The current zoning of MX-N is more uncommon. Based on the small size of the property, which is similar to other lots in the general vicinity, the size, scale, height density and multimodal traffic impacts for the proposed rezone will better match to other adjacent properties than what it is currently zoned as. Current zoning seems more appropriate when properties are adjacent to residential environments. This site is land locked in a commercial area. One goal of the remodel or redevelopment of the lot is to create a greater connection to the adjacent Academy Boulevard and in turn this connection will not dislocate occupants of the property.

For all the reasons stated above, it would be beneficial to the property owner and the City of Colorado Springs to approve a rezone at 805 Citadel Dr E.