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## **6473 Vincent Drive: Zone Map Amendment (Rezone)**

### **Land Use Statement**

**April 15, 2025**

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The goal of developing the 2.923-acre property is to provide an opportunity for low intensity, neighborhood-serving, commercial retail and/or office use. The development is anticipated to occur in a single phase. The proposed commercial retail and/or office use will provide well-connected multimodal local access connecting into the existing network of streets, bicycle routes, trails and sidewalks. Building architecture and site circulation will be designed at a scale that blends into the existing neighborhood character. Development will include enhanced landscaping along public right of way and buffers as necessary. Parking will be provided to meet or exceed the City Code requirements and follow the 20-foot front setback of the MX-N zone district. The use, building location/architecture and other necessary site design features will be provided at the development plan stage.

The location and number of access points will be finalized at the development plan stage. The property's only adjacent street frontage is Dublin Blvd and logically a new point of access onto Dublin Blvd must be established to access the property. The access is anticipated to be located on the southern portion of the property in alignment with the existing access across the street and away from the curve of Dublin Blvd to the north. Access design will be discussed with City Traffic staff when more details are available at the development plan stage.