CDS Commercial Due Diligence Services

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RE: Zoning Determination Request for 1012 Hathaway Drive, Colorado Springs, CO.

Tax Schedule No. 54074-10-017

File No. ADM-18-32

The subject property, located at 1012 Hathaway Drive, Tax Schedule number 54074-10-017, was originally zoned in 1942. The property was rezoned to the R-4 (Planned Development) District in 1972 (R4-72-011), and is presently classified as R-4 (Planned Development) District. A special use for a mini-warehouse is required within the R-4 zoning district.

A vacation and replat (VR-86-002) was approved by the Board of County Commissioner’s in 1986. The vacation and replat vacated one lot and created three lots. The subject parcel is known as lot 3, Jessica Subdivision, Plat No. 7621, as a result of that vacation and replat. The parcel is legal.

A special use (AL-95-015) approval was granted by the Board of County Commissioners in 1996 which allows the mini-warehouse to be located at 1012 Hathaway Drive. No time limits were placed on the special use approval; therefore, the use runs with the land (Lot 3, Jessica Subdivision). The approval is not impacted by change in ownership of the platted lot and does not require a renewal. An accompanying plot plan was also approved to allow the construction of the mini-warehouse on the subject property (R4-96-001). If the structures were destroyed, the structures can be rebuilt. Please note that the engineering design and review standards within the El Paso County’s Engineering and Drainage Criteria Manuals (2017), and the Development Standards within the El Paso County Land Development Code (2018) have changed. If the buildings were destroyed, a new plot plan would be required to meet current standards, as amended.

* + The parking is in compliance with the approved plot plan.
  + The landscaping is not in compliance with the approved plan.
  + The existing sign was not permitted through the Planning and Community Development Department, and is believed to be in a location that is not permitted.

There are no active Code Enforcement files against this property irrespective of the sign and landscaping not being in compliance at this time.

The property to the north is developed and is zoned R-4 (Planned Business) District, the property to the south is vacant and is zoned PUD (Planned Unit Development) District, the property to the east is developed and is zoned RM-30 (Residential Multi-family) District, and the property to the west is also developed and is zoned R-4 (Planned Business) District.

A certificate of occupancy was obtained through the Pikes Peak Regional Building Department on January 13, 1997 for the mini-warehouse buildings. To obtain further building permit or building code violation information please contact the Pikes Peak Regional Building Department at 719-327-2880.

Please review the files referenced above at your convenience.

EDARP- Development Application Review Website <https://epcdevplanreview.com/>

Best Regards,

Kari Parsons, Planner II

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