



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

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*Specializing in Design/Build*

## Project Statement

Rezone

### Owner Information

Veterans Villa Operating, LLC.

17332 Edna St.

Omaha, NE 68136

(402)-639-8855

Project Name: Veterans Victory

### Owner Representatives:

Hammers Construction, Inc.

Lisa Peterson – (Applicant)

Robert Green – Project Manager

1411 Woolsey Heights

Colorado Springs, CO 80915

(719) 570-1599

### Site:

Legal: A TR OF LAND BEING IN A PT OF SEC 9-15-65 DESC AS FOLS: COM AT THE NW COR OF SD SEC, TH S89-51-23E 669.38 FT TO POB; TH S81-51-23E 497.06 FT, TH S00-00-00E 905.81 FT, TH N90-00-00W 524.50 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 300.00 FT, A C/A OF 33-33-18, AN ARC DIST OF 175.69 FT WHICH CHORD BEARS S73-13-21W A DIST OF 173.19 FT, TH S56-26-42W 56.70 FT, TH ALG THE ARC OF A NONTANGENT CUR TO THE R HAVING A RAD OF 585.00 FT, A C/A OF 33-33-18, AN ARC DIST OF 342.60 FT WHICH CHORD BEARS N16-46-39W A DIST OF 337.73 FT, TH N00-00-00E 347.57 FT, TH N90-00-00E 338.00 FT, TH N00-00-00E 317.47 FT TO POB.

Address: 4540 - 4580 Veterans Villa Loop (See plans for each building address)

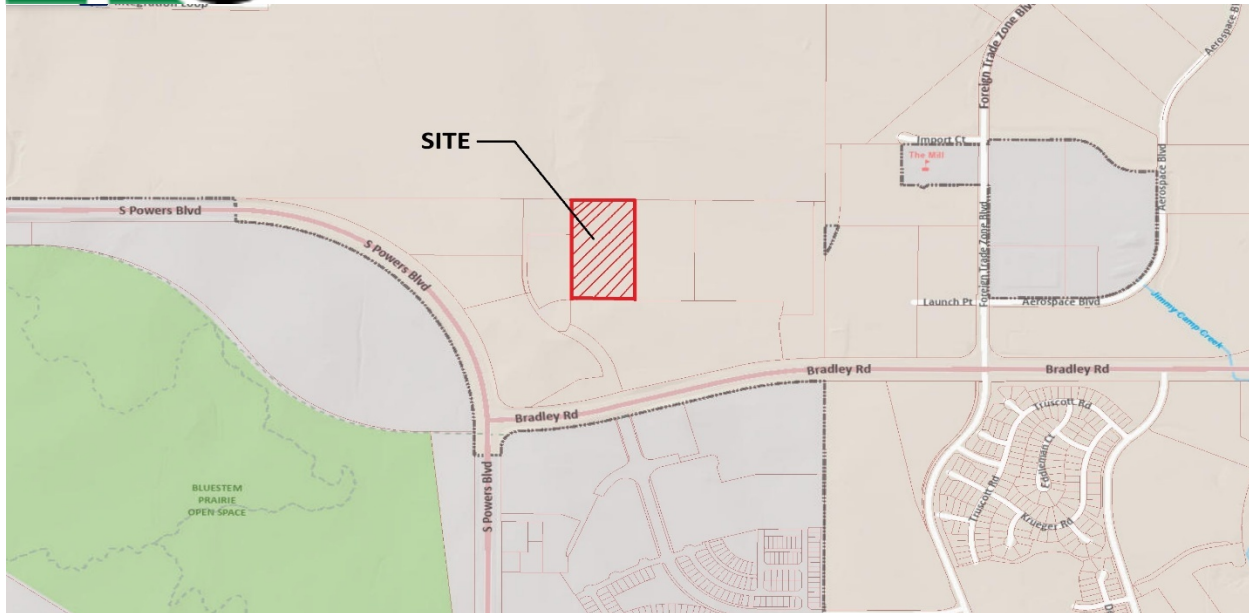
Lot Size: 438,128 Acres (10.06 Acres)

Zoned: R-5

Proposed Zone: MX-M

Parcel Number: 55000-00-453

The application for a rezone incorporates Parcel No. 5500000453. The subject property is 9. acres and lies in a portion of section 9, township 15 south, range 65 west of the 6th p.m., El Paso County, Colorado. More precisely the site is located at the northeast corner of the intersection between Powers Blvd, and Bradley Rd. The parcel is zoned R-5 (Multi-Family High Residential) with an AP-0 (Airport Overlay) zone overlay.



### Project Description

The Veterans Villa development is seeking to rezone the subject property from R5-AP-O to MX-M-AP-O due to dimensional conflicts that have arisen as a result of recent revisions to the City of Colorado Springs Unified Development Code (UDC). Rezoning to MX-M with Airport Overlay will resolve these dimensional conflicts while also allowing the development to continue utilizing current site designs that are under review. We had submitted this application originally under the old zoning code, where R-5 did not have any limitations on the density of the site. Due to design changes with drainage and grading to the site, we were required to move our underground garages that were originally proposed to make level with finished floor grades increasing our building height to 50'-0". Based on these changes it was recommended we submit for a new development plan with these changes and request a rezone for this property.

### Rezone Review Criteria

1. The proposed rezoning is consistent with the Colorado Springs Comprehensive Plan and City Council policies. It supports the City's goals for flexible, compatible development and helps resolve dimensional conflicts created by recent code changes. The developments use, site designs, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in subsequent development plans. As the surrounding developments are also associated with the Veterans Villa proposed Plan and therefore.
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare. The development maintains the previously approved designs and dimensions; only the zone designation is changing to resolve technical conflicts with the updated city code.
3. Location of the land is well-suited for the proposed MX-M zoning. The site meets all bulk, density, and dimensional standards for the new zone, and its design is compatible with surrounding developments and planned uses in the area.



The application aligns with the purpose of the MX-M (Mixed Use Medium) zoning as described in section 7.2.304 of the Colorado Springs City Code. As the application provides attached multi-family housing, (4) 4-story high apartment buildings total with the same forms/sizes/architecture. The application proposes a total housing density of 304 dwelling units for all 4 apartments building, which calculates to 1,427 sf/du.

The dimensional standards as outline in section 7.2.304 of the Colorado Springs City Code are being met as described below.

<b>Dimensional Standard</b>	<b>Per City Code</b>	<b>Proposed</b>
District area (minimum)	2.5 ac	<b>9.96 acres</b>
Lot area (minimum)	N/A	<b>433,858 sf</b>
Front Setback Minimum Maximum	20 ft Subject to land Use Plan or Development Plan	<b>20 ft</b>
Side Setback (interior)	20 ft	
Side Setback (corner lot)	30 ft	<b>30 ft</b>
Rear Setback	15 ft	<b>15 ft</b>
Height (maximum) Front parking setback (min)	50 ft	<b>50 ft</b>

4. The application does not propose a rezone of a small area as the development consists of 9.96 acres.

5. The application does not dislocate any tenants or occupants as the project is still under developmental review.

6. The application does not require a land use plan or an amendment to one, as a land use statement will be utilized in lieu of the land use plan.

7. The approved Concept Plan has been classified as implemented. Therefore, in accordance with City policy, it is not necessary to amend the Concept Plan for the purposes of this rezoning application. The proposed zoning map amendment remains consistent with the intent and provisions of the previously approved and implemented Concept Plan, ensuring alignment with established planning objectives for the area.

8. The project lies within an Airport Overlay and complies with all applicable requirements of said overlay district.