

SWITCHBACK COFFEE

330, 332 N INSTITUTE ST COLORADO SPRINGS, CO 80903

LUR FILE #:
CPC ZC 1900049
CPC UV03-00120-A1MN19
CPC NV 19-000951

date: 05.28.2019
phase: DP-MIN
drawn by: RCL

SHEET INDEX

1 of 1 GENERAL INFORMATION / SITE PLAN

PROJECT DATA

PROJECT SUMMARY: MINOR AMENDMENT TO THE DEVELOPMENT PLAN TO REFLECT CORRECTED ZONING

PROJECT ADDRESS: 330, 332 N INSTITUTE ST, COLORADO SPRINGS, CO 80903

TSN: 6417203001

LEGAL DESCRIPTION: N. 57 FT OF E. 1.7 FT OF LOT 10, N. 57 FT OF LOTS 11, 12, + PART OF INSTITUTE ST BLOCK 4 BOULDER HEIGHTS ADD COLO SPCS

CITY ZONING (EXISTING): R2/UV/NV

PROJECT TYPE: COMMERCIAL

SITE AREA: 5698.86 SQ.FT.

LOT COVERAGE: HARDSCAPE = 2,343.86 SQ.FT. (41%)
EXISTING BUILDING = 3,355 SQ.FT. (59%)

ZONING DATA

PROPOSED ZONE: C5/CR

THE FOLLOWING ARE PROPOSED TO BE PERMITTED USES IN THIS C5 ZONE:

- Residential Use Types
 - Single-family Residential;
 - Two-family Residential;
 - Manufactured home (this is not considered a Mobile Home);
 - Accessory dwelling unit; and
 - Domestic worker's suite; house;
- Family support residence;
- Human service home;
- Human service residence;
- Family care home
- Office
 - General offices;
 - Financial services;
 - Commercial Use Types
 - Consumer convenience services;
 - Consumer repair services; (without gas);
 - Consumer repair services; (with gas);
 - Convenience food sales;
 - Specialty food sales;
 - Mixed commercial-residential;
 - Professional office-residential;
 - Professional office-residential; (with homebased services);
 - Personal improvement services;
 - Quick serve restaurant;
 - Sit down - served at table;
 - Retail, General -Neighborhood serving retail
 - Civic
 - Community gardens;
 - Daycare home
- Conditional Uses: The following uses require conditional use approval within the proposed zone:
 - Residential Use Types
 - Residential child care facility;
 - Hospice;
 - Residential child care facility;
 - Large family care home;
 - Human service shelter;
 - Multi-family placement facility;
 - Multi-family dwelling;
 - Retirement home
 - Office Use Types
 - Medical offices, labs and/or clinics
 - Commercial Use Types
 - Mixed office/residential use;
 - Business office support services;
 - Business office support services;
 - Kernel -Indoor Only;
 - Liquor sales;
 - Pet services;
 - Veterinary;
 - Veterinary service -Small animal clinic
 - Civic Use Types
 - Daycare home -large;
 - Cultural services;
 - Semipublic community recreation

PROJECT DATA

PROPOSED USE: COMMERCIAL COFFEE SHOP AND ROASTERY WITH ART STUDIOS (5) IN BASEMENT

PARKING REQUIRED:

CAR: 1,507 S.F.

1 SPACE / 100 SQ.FT. = 15 SPACES

1 SPACE / 200 SQ.FT. = 4.3 SPACES

ROASTERY: 66 S.F. = 0.3 SPACES

1 SPACE / 700 S.F. = 0.9 SPACES

1 SPACE / 700 S.F. = 0.9 SPACES

BASEMENT STORAGE: 1,365 S.F. = 1.4 SPACES

1 SPACE / 1000 S.F. = 1.4 SPACES

BASEMENT ART STUDIO: 1,460 S.F. = 3.6 SPACES

1 SPACE / 400 S.F. = 3.6 SPACES

TOTAL REQUIRED: 28 SPACES

ALTERNATIVE PARKING ALLOWANCE (7.4.204):

5% REDUCTION IN MINIMUM PARKING SPACE REQUIREMENT ALLOWED PER A PUBLIC TRANSIT STOP WITHIN 400' BY DIRECT PEDESTRIAN ACCESS. (7.4.204.C.1.a)

5% REDUCTION IN MINIMUM PARKING SPACE REQUIREMENT ALLOWED PER A DESIGNATED BIKE ROUTE WITHIN 400' BY DIRECT PEDESTRIAN ACCESS. (7.4.204.C.1.b)

ON STREET PARKING CREDIT: TWO PARKING STALLS ON INSTITUTE ALONG THE SUBJECT PROPERTY FRONTAGE MEET THE REQUIREMENTS OF 7.4.204-B

ACTUAL PARKING REQUIRED: 23 SPACES

PARKING PROVIDED: 2 STANDARD ON-STREET PARKING SPACES PROVIDED ON INSTITUTE ALONG THE SITE FRONTAGE**

** A NON-USE VARIANCE IS SUBMITTED WITH THE MINOR AMENDMENT TO THE DEVELOPMENT PLAN TO ALLOW FOR 0 OFF-STREET PARKING SPACES WHERE 23 ARE REQUIRED.

FEMA STATEMENT

NO PORTION OF THE SITE IS LOCATED WITHIN A DESIGNATED FLOODPLAIN. RE: FEMA FLOOD FIRMETTE MAP NUMBER 08040274F, EFFECTIVE DATE MARCH 17, 1997. THE SITE IS LOCATED WITHIN ZONE 'X' AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOODPLAIN.

CONTACTS

OWNER: SWITCHBACK COFFEE ROASTERS

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ADA STATEMENT

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS, AND THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH THE AUTHORITY OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS. FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

AMENDMENT HISTORY

HO NV 90-25	APPROVED	3/05/1990
HO UV 02-00039	APPROVED	3/18/2002
HO NV 02-00040	APPROVED	3/18/2002
CPC NV 03-00119	APPROVED	4/17/2003
CPC UV 03-00120	APPROVED	4/17/2003

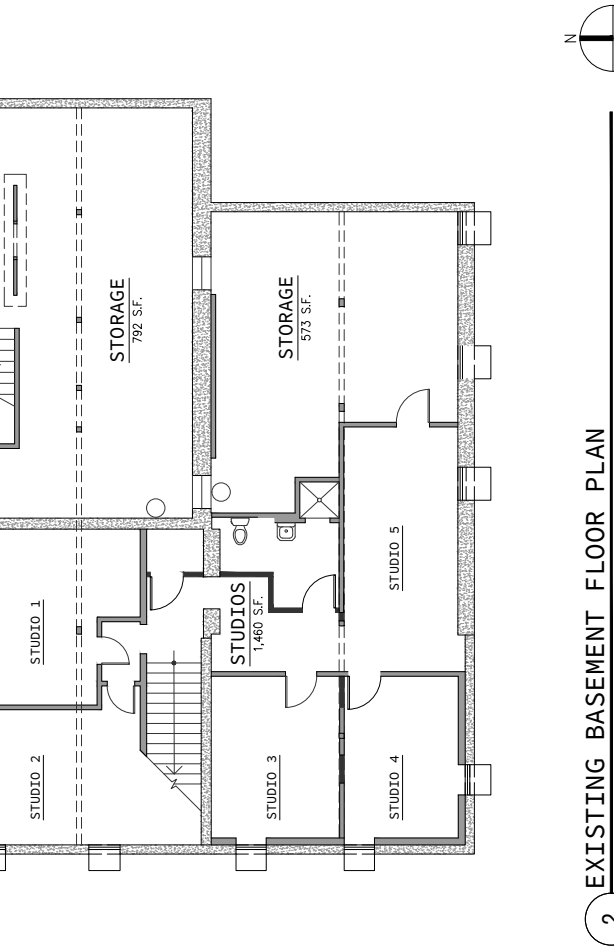
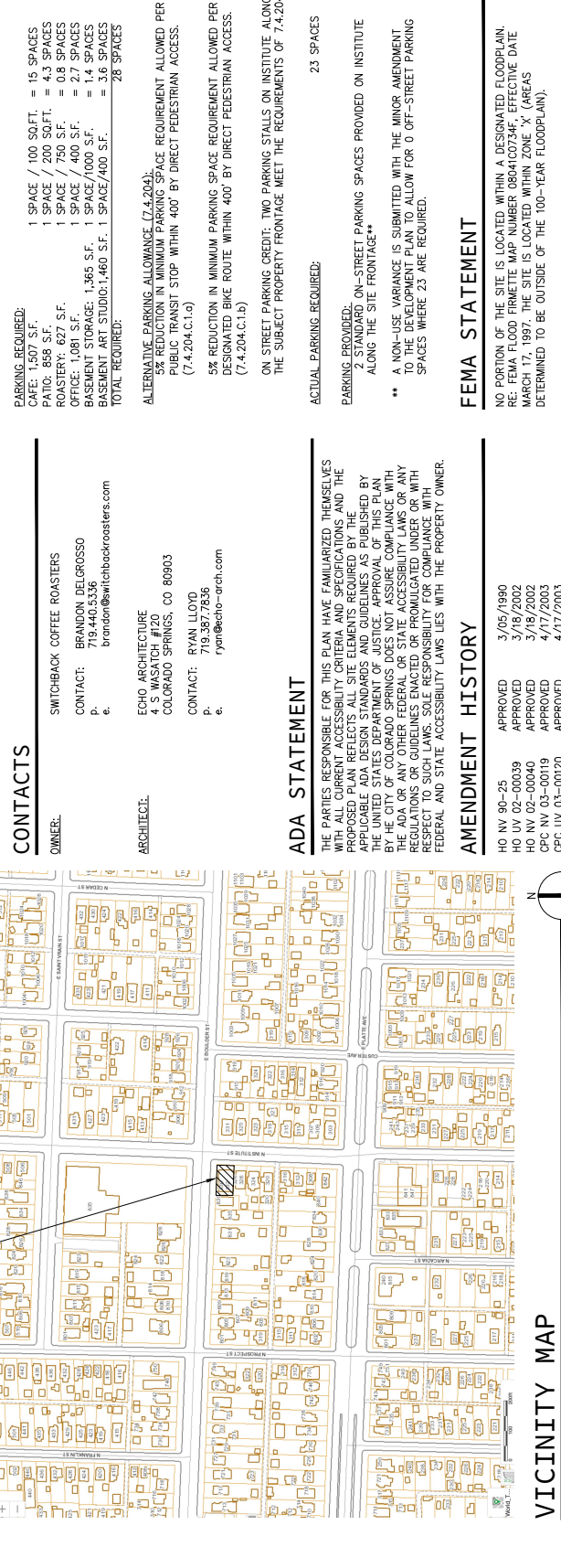
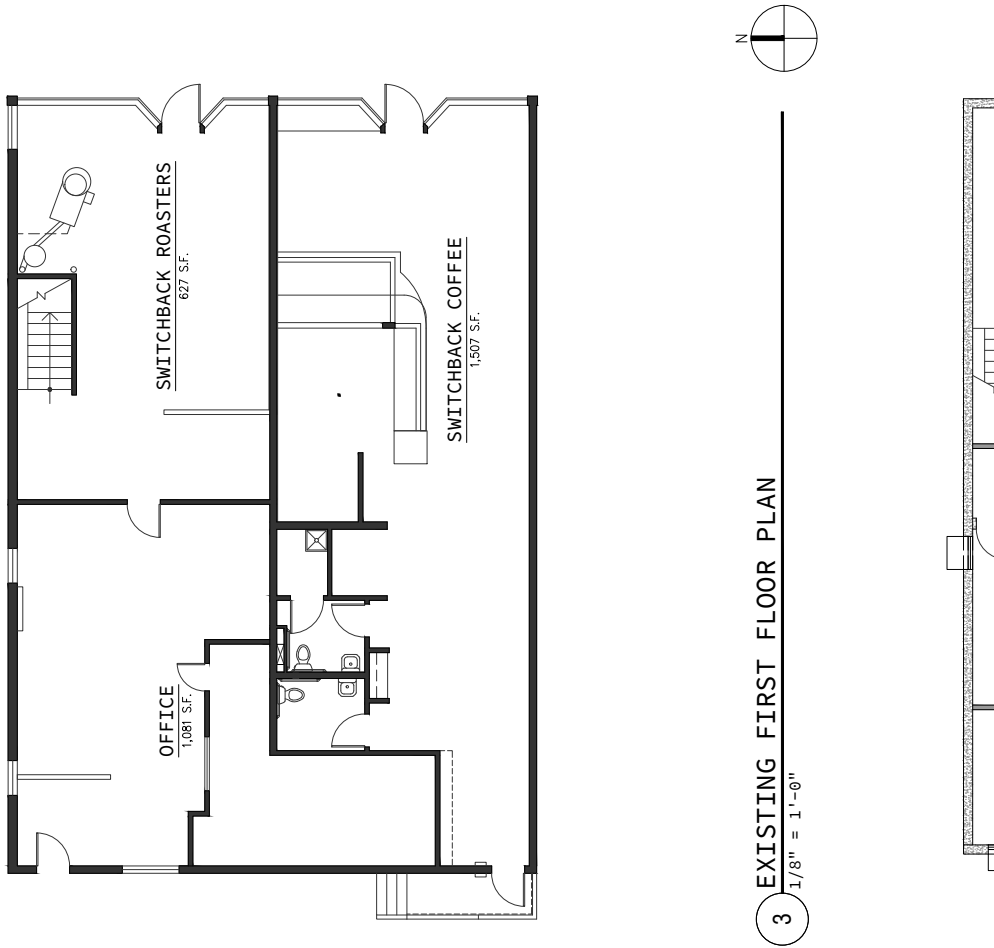
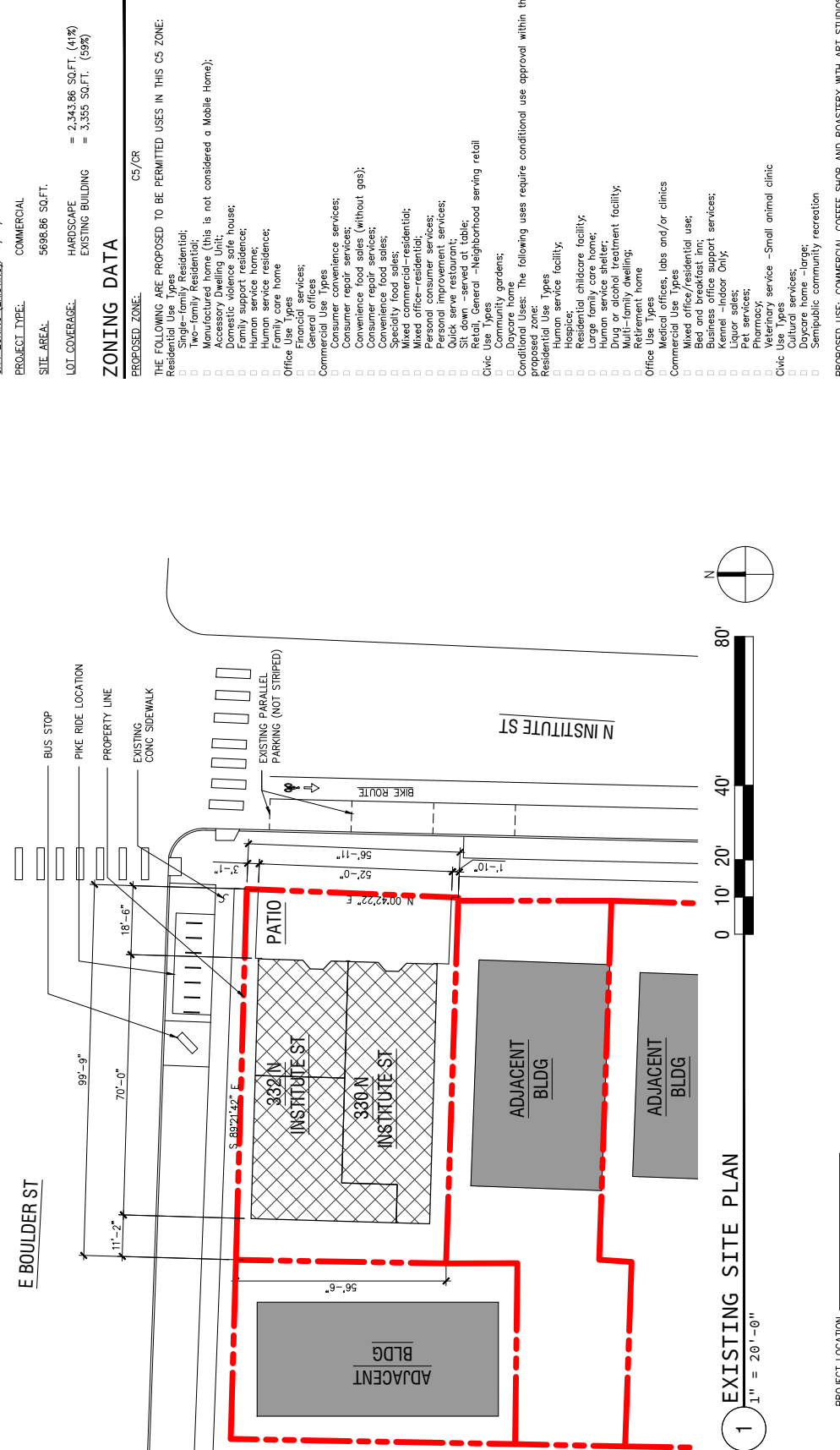


FIGURE 1