



March 27, 2017

PROJECT STATEMENT

712 Clark Place
for
Development Plan

Description:

712 Clark Place LLC owns the existing 5.26 +/- acre Lot 5, Block 2, Rustic Hills Subdivision No. 6 Filing No. 3 which is Zoned PIP-1, AO, APZ2, SS. The location of the property is at 712 Clark Place just to the west of Wooten Road.. The project Development Plan for said Lot 5 depicts two (2) Office/Warehouse buildings on this lot and be used for warehousing and distribution. The lot will have drives, parking lots, and distribution unloading areas. The buildings will be of masonry and steel construction with sloping roofs, draining to the site with the majority of the site drainage being routed to on-site Rain Gardens for storm water treatment.

Site access will be from Clark Place to the two buildings. Each building will have access to a screened storage yard. Customer and employee parking will be provided with the number of spaces exceeding the required amount.

A portion of the site is located in the floodplain as shown on the Flood Insurance Rate Map. This area is located on the western portion of the lot along with the stream side overlay which accommodates the existing Sand Creek West Fork Tributary channel. The only improvements to be placed in this area is the City Parks required concrete surfaced trail and a water quality treatment Rain Garden adjacent to said existing channel. All proposed parking, drives, and buildings have been placed outside this area.

Justification:

The office/warehouses will blend in with existing development on the adjacent lots. There is a demand for new office/warehouse space in Colorado Springs, due to the recent shortage of such facilities which are being used for marijuana cultivation.

Issues:

1. All building light fixtures are located and called out as full cut off fixtures to satisfy Airport Overlay requirements.
2. The City Parks concrete trail and the storm water Rain Garden Treatment pond will create a good buffer for the existing Sand Creek West Fork Tributary Channel.

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