



June 10, 2016

## **PROJECT STATEMENT**

**Resnik Soccer Fields  
0 Resnik Drive  
Conditional Use**

### **PROJECT DESCRIPTION**

The proposed Resnik Soccer fields will be located at 0 Resnik Drive in Colorado Springs. The property is located just to the east of Resnik Drive, north of the existing Airport Adult Softball Complex, and to the west of Colorado Springs Airport Filing No. 1A. Lot 1, Colorado Springs Airport Filing No 1 is situated along the northeastern portion of the property and an un-platted parcel is adjacent along the northwestern portion of the property. Although the property is located in an established Industrial Park area, the parcel has never been platted and consists of about 10.1+/- acres. The Owners intend to re-grade the property for soccer practice fields as a conditional use on the property and not plat at this time. Should this site be changed to an industrial use in the future, the property would then be platted with industrial sized lots and infrastructure to serve the industrial use.

The south side of the property will be considered the access side of the property. The property will be fenced with 6' chain link fencing with two pedestrian gates and one double vehicle gate. Sidewalk will only be provided from the parking area to the pedestrian gates. Parking will be provided along the southern boundary. The field will be grassed & irrigated with landscaping as shown on the Landscape and Irrigation plans included within the Development Plan. No structures are proposed for the site. Portable Toilets will be utilized during the soccer practices.

### **JUSTIFICATION**

The property is zoned PIP2 AO (Planned Industrial Park with an Airport Overlay), which allows for a Practice Soccer Field as a Conditional Use. The planned use will be consistent with the softball field use which is located to the south and adjacent to the site.

The proposed use may be considered an "Infill" development, as it will restore and stabilize the vacant land which is partially surrounded by developed uses. Access will be from the existing public right of way of Resnik Drive to a strip of land reserved for public right-of-way along the southerly portion of the property which is presently used for access to the Airport Adult Softball Complex. The only Colorado Springs Utility to be connected at this time will be an irrigation connection to the existing adjacent water main located in the city's Resnik Drive public right of way. Platting is not required at this time as the future development needs of Planned Industrial lots are not known. Right of way, utility, and infrastructure needs for future Industrial Development are not known at this time and should be deferred until future development of the site takes place.

*Engineers • Surveyors*  
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**FIGURE 1**

## ISSUES

The known issues established at the Pre-Application meeting are as follows. A landscaping plan has been prepared for the site. No sidewalks have been proposed at the site other than the two sidewalk accesses from the parking area to the proposed pedestrian gates. Parking has been provided on the north side of the reserved right of way and into the site on the south side of the site. The city owns the reserved right of way on the south side of the site. No right of way will be dedicated until the future Industrial use is established for the site and the requirements are known. The land will be subject to water development charges at time of irrigation system connection.

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**FIGURE 1**