

June 2, 2021

Andrew Bowen
Senior Planner
Community Planning - City of Colorado Springs

Dear Andrew,

This letter is a request for landscape alternative compliance for The Marek Colorado Springs Development Plan Amendment.

LANDSCAPE ALTERNATIVE COMPLIANCE

CHAPTER 7, ARTICLE 4, SECTION 307

Landscape alternative compliance is being requested for The Marek Colorado Springs, because there is a swale along the eastern property boundary. The low point of this swale runs along the eastern property line making it impossible to place a fence out of the water and plant the required evergreen trees to meet the landscape screening requirements at this exact location. Alternative compliance is being requested so that the six proposed 4 car, 13' tall garages that border the eastern property line can be considered as opaque screening to meet the landscape buffer requirements. The proposed garages are 13' tall and will provide an opaque screen that is 7' taller than the required continuous 6' opaque fence. A 6' opaque fence is proposed between the garages to create a continuous screen with garages, fencing and evergreen tree plantings. 6' opaque fencing is proposed in the southeast corner of the site to connect the southernmost garage to the southern edge of the property line and continue the opaque screening. As part of the alternative compliance request, evergreen trees and native seed are proposed to be planted in front of the opaque fence and behind the garages along the entire eastern boundary to create a visual screen and physical barrier between the two properties.

Sincerely,

A handwritten signature in black ink, appearing to read "J Shagin", is written over a light blue horizontal line.

Jennifer Shagin, ASLA