



May 4, 2020

Subject:

1528 & 1604 East Pikes Peak Avenue  
Development Plan Request  
Cambio Pikes Peak, LLC  
CPC DP 19-00098 and CPC NV 19-00099

To whom it may concern:

We are representing the owners of 1604 & 1528 East Pikes Peak Avenue, Cambio Pikes Peak, LLC with the request of a development plan for the two properties. The proposed project is to occupy the existing building for personal improvement services at 1604 East Pikes Peak Avenue and to change the zone for the site. The site is currently zoned OR (Office Residential) to the proposed PBC (Planned Business Center) zone district. A nonuse variance for the required parking is required per Section City Code 7.4.203 for the minimum parking spaces required by code. The site requires 34 on-site parking spaces and the variance request is for 30 spaces (25 off-street and 5 on street).

Per the required PBC zoning, we can meet the required 1 space per 250 square feet which is 34 spaces by providing 30 on site spaces on the building site requesting a nonuse variance for 19 offsite spaces on the 1528 East Pikes Peak Avenue lot, which the property owner also owns and a total of 5 on-street parking space on Farragut Ave. between the two properties. Total provided parking would be 49 spaces with a surplus of 15 spaces between the two available and adjacent sites and off-street parking.

#### **DEVELOPMENT PLAN REVIEW CRITERIA**

- 1. The details of the use, site design, 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 approved development plans.** 1528 East Pikes Peak Ave. Lot size 7,911 square feet / .18 acreages. 1604 East Pikes Peak Ave. Lot size 24,700 square feet / .57 acreages and 0 Farragut Ave. (Rear Parking area). Lot size 4,620 square feet, .11 acreages. The existing office building at 1604 East Pikes Peak Ave. will be remodeled on the interior adjusting a few rooms for Yoga studios. There is no change to the exterior of the building which will have no impact on the surround properties and the existing building materials are compatible with the criteria and neighborhood.
- 2. The development plan substantially complies with any City-adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.** The two sites comply with the City plans. There are no additions or adjustments to the building or its exterior.
- 3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any**

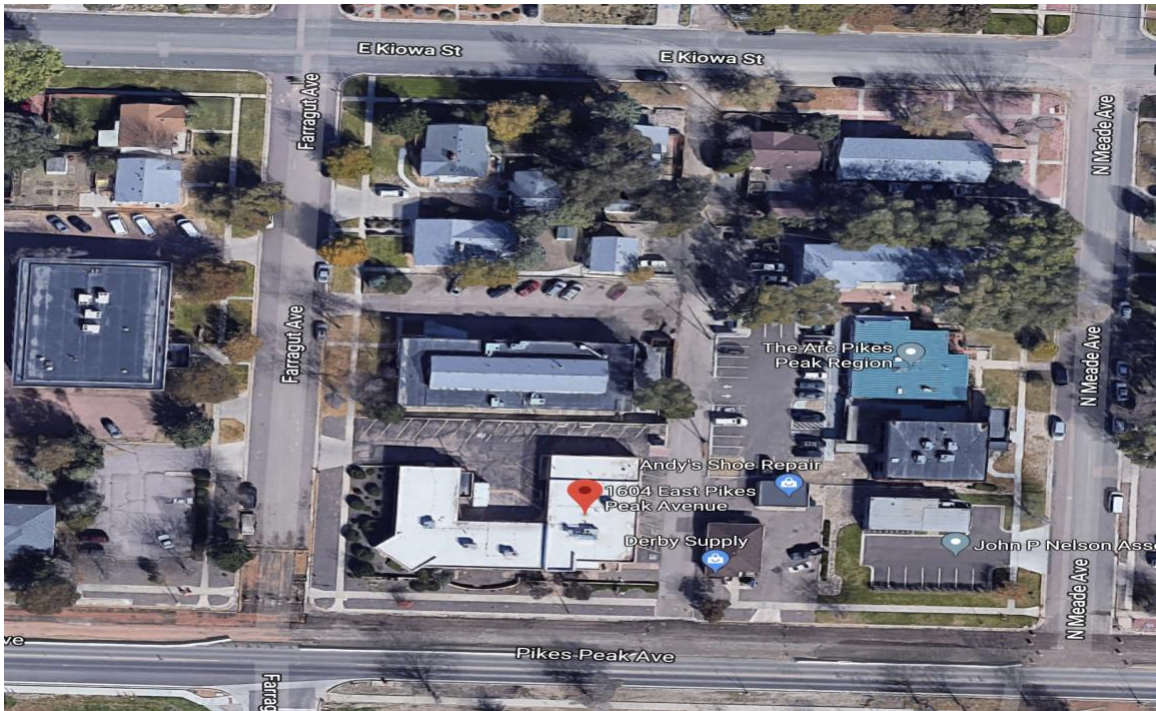
**applicable FBZ or PUD requirement.** The project meets all of the above-mentioned requirements as there are no adjustments to any of the existing setbacks, building heights or additional coverage to the lot.

4. **The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.** The projects have made no adjustments or changes to the existing site that would affect any of the drainage or stormwater mitigation on file with the City Engineering Department.
5. **The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.** This project can meet the off-street parking as required by this chapter by providing 20 available off-site parking spaces located on the 1528 East Pikes Peak Avenue lot that is owned by the same ownership Cambio Pikes Peak, LLC.
6. **All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.** The project meets all of the standards and are adding a city approved trash enclosure by removing on on-site parking stall to accommodate its location and enclosure.
7. **The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the landscape Design Manual.** The projects existing landscaping not only meets the requirements but is mature due to its age and as a very nice buffer.
8. **The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.** The project does preserve all-natural features associated with the site as we are not making any changes that would impact any of them.
9. **The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.** The building location and site design do provide for safe and convenient circulation for all pedestrians, vehicular and bicyclist. There have not been any changed to the approved development plan.
10. **The number, location dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.** The project did not affect any of the existing locations, number or size of the driveways from the existing development plan.
11. **The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.** The project has not affected any of the existing utilities to the site, building or surrounding properties.
  
12. **If necessary to address increase impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for the ingress and egress and a City accepted traffic impact study, if required,**

**prepared for the project.** This project has not affected any of the existing roadways or intersections. Pikes Peak Avenue has just completed a major rework of the roadway, sidewalks, etc. and our property was updated on the southside during this work.

- 13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but not limited to light, odor and noise.** This project will not impact any of the above-mentioned items, the general use of the building will be personal health of the users and is confined to the interior of the space.

1528 & 1604 East Pikes Peak Ave. Vicinity Map



Available off site / off-street parking



1528 East Pikes Peak Ave is to the west of 1604 East Pikes Peak Ave and has 19 parking spaces and is owned by the same property owner as the 1604 site. Farragut Avenue offers off-street parking available to the site as well and between the additional parking lot and the off-street parking there should not be any impact to the other buildings in the area.