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LOT 3, BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 1

May 23, 2016

PROJECT STATEMENT
ZONE CHANGE
CONCEPT PLAN
ADMINISTRATIVE RELIEF

Description:
Lot 3, Briargate Crossing East Subdivision Filing No. 1 is an existing 11.06 platted commercial lot located south of the intersection of Union Boulevard and Nautilus Point. The site (platted in 2006) is currently zoned PBC and reflects two proposed retail buildings and expansive parking lot. A Concept Plan, Rezone and Administrative Relief submittal package is proposed to change the use from Commercial/Retail to Multi-family Residential comprised of 243 units within three buildings.

Justification:
When planned and platted in 2006, a large retail "Box" User was anticipated for this site. With the market demand for this kind of use not able to be realized over the last 10 years, and the demand for multi-family housing at a critical point for the community, the proposed Zone Change recognizes the need for this product.

Administrative Relief is proposed for Building 3 only to allow a building height of 51'7" where 45' is allowed per Code Section 7.3.204. The 15% Administrative Relief is being proposed for Building 3 as this building sits lower than the adjacent Union Boulevard by approximately 8'. No adverse impacts to adjacent properties are anticipated with this proposal. Building 3 will be located well beyond the required 25' setback, and no impacts to lot coverage will be created. Per provided exhibits, the intent of the code is preserved and the height from adjacent Union Boulevard will result in only approximately 45' of building being visible with the Administrative Relief. The unique nature of these apartment buildings with the interior atriums will result in a more efficient use of the site without compromising the intent of the code.

Issues List:
No significant issues were raised during the pre-application meeting held 3/28/16.

We respectfully request your approval on the above items.

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619 N. Cascade Ave, Suite 200 Colorado Springs, CO 80903
OFC (719) 785-0790 FAX (719) 785-0799
www.classicconsulting.net

FIGURE 2