

Burgerworks E Fillmore Street

Zone Change, Development Plan & Final Plat

Land Planning
Landscape
Architecture
Urban Design

NES

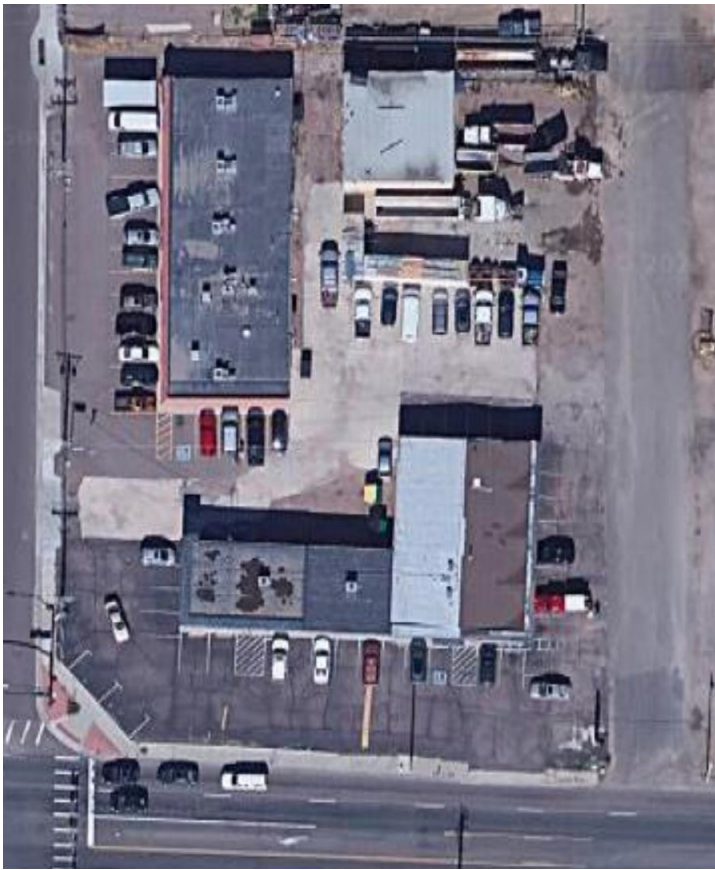
APPLICATION REQUEST

- Zone Change
 - From: C-5, Intermediate Business and M-1, Light Industrial
 - To: C-5, Intermediate Business
- Development Plan
 - Redevelopment of underutilized existing commercial and industrial property
 - Proposed fast-food restaurant with adequate parking and drive-thru capacity
 - 3 Access points including an existing drive aisle along the northern border of the property
 - Stormwater quality is provided through a rain garden facility on-site
- Final Plat
 - Combining 4 existing parcels into 1 lot

SITE LOCATION



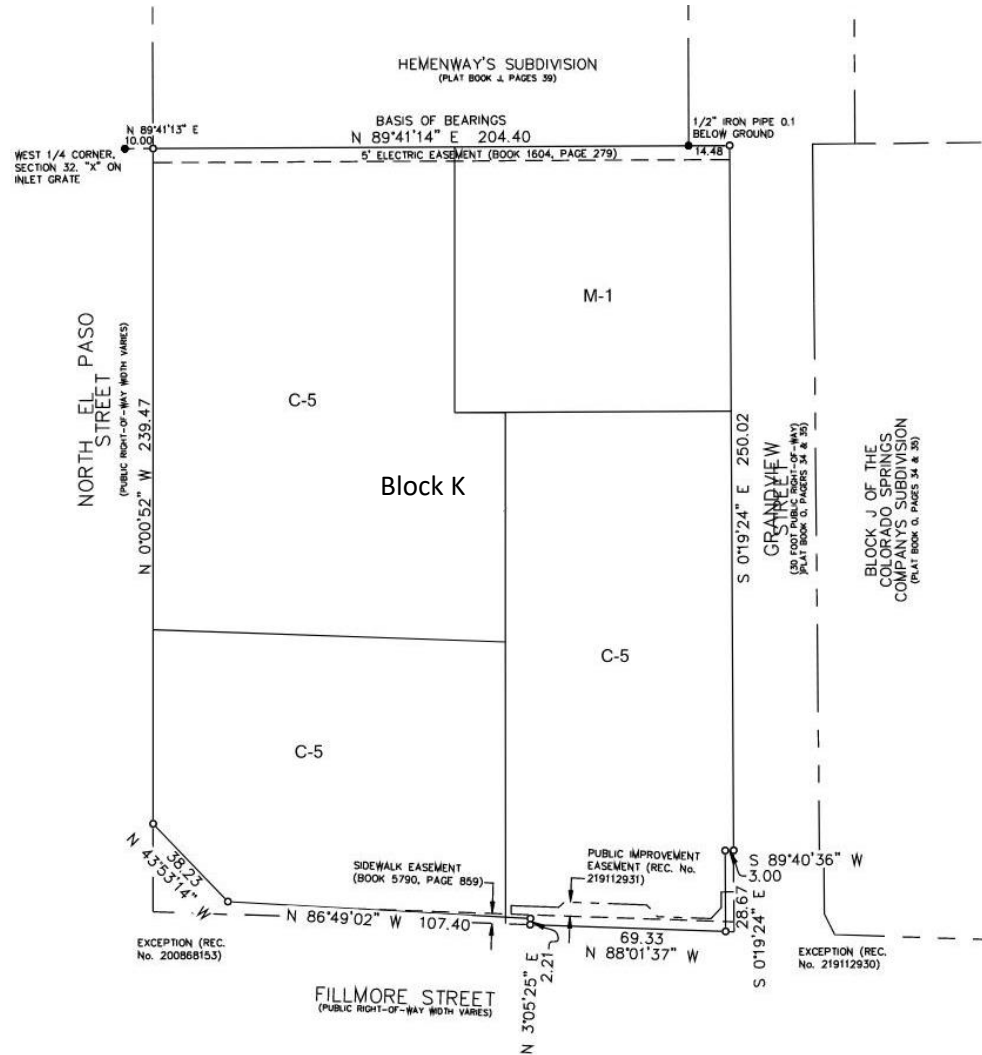
EXISTING SITE



PROPOSED ZONE CHANGE

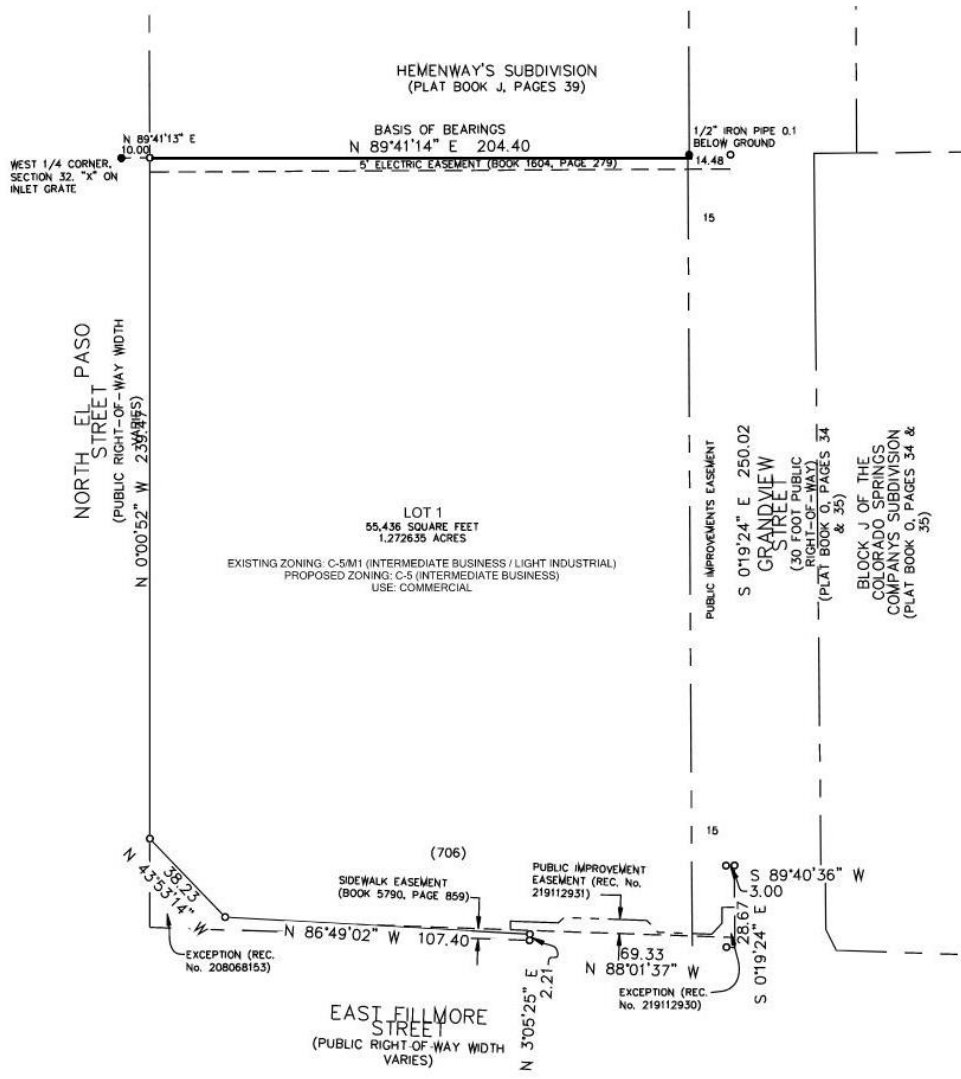
CURRENT ZONING:

- M-1, Light Industrial
- C-5, Intermediate Business



PROPOSED ZONING:

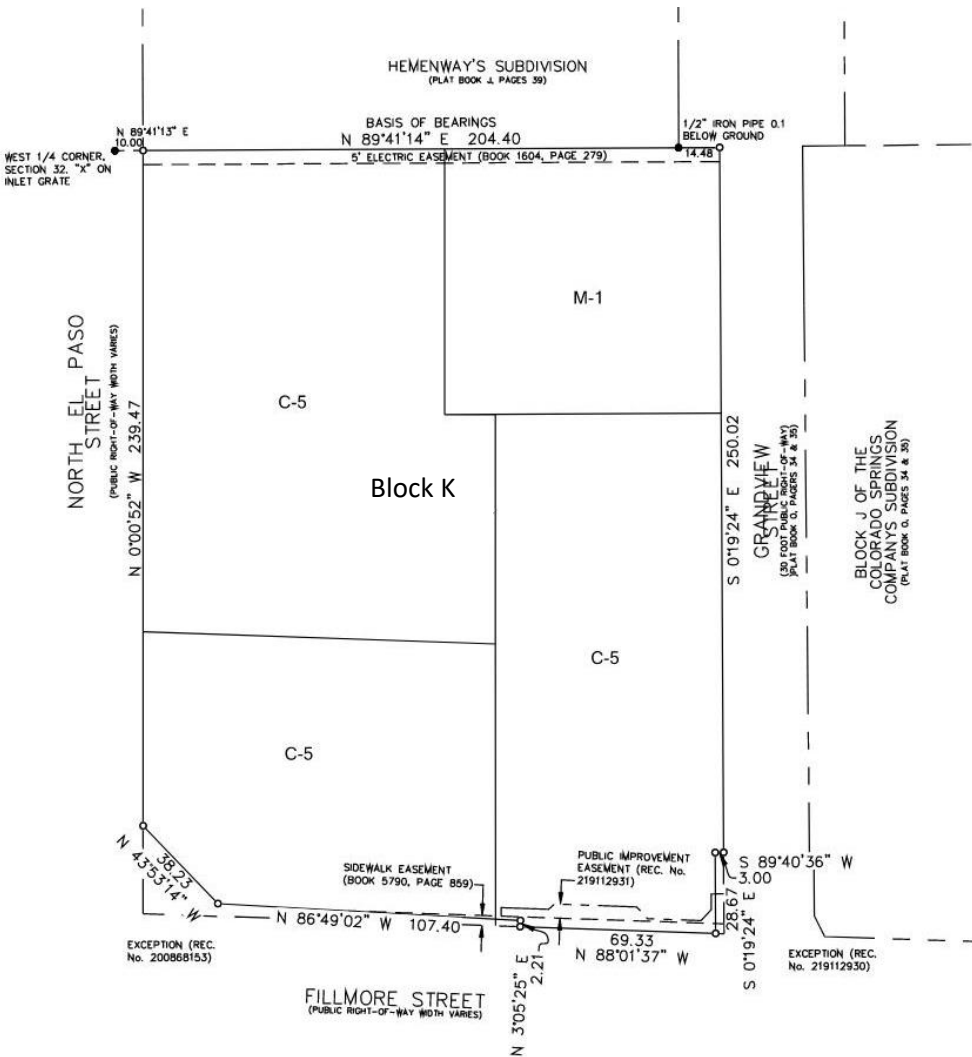
- C-5, Intermediate Business



PROPOSED REPLAT

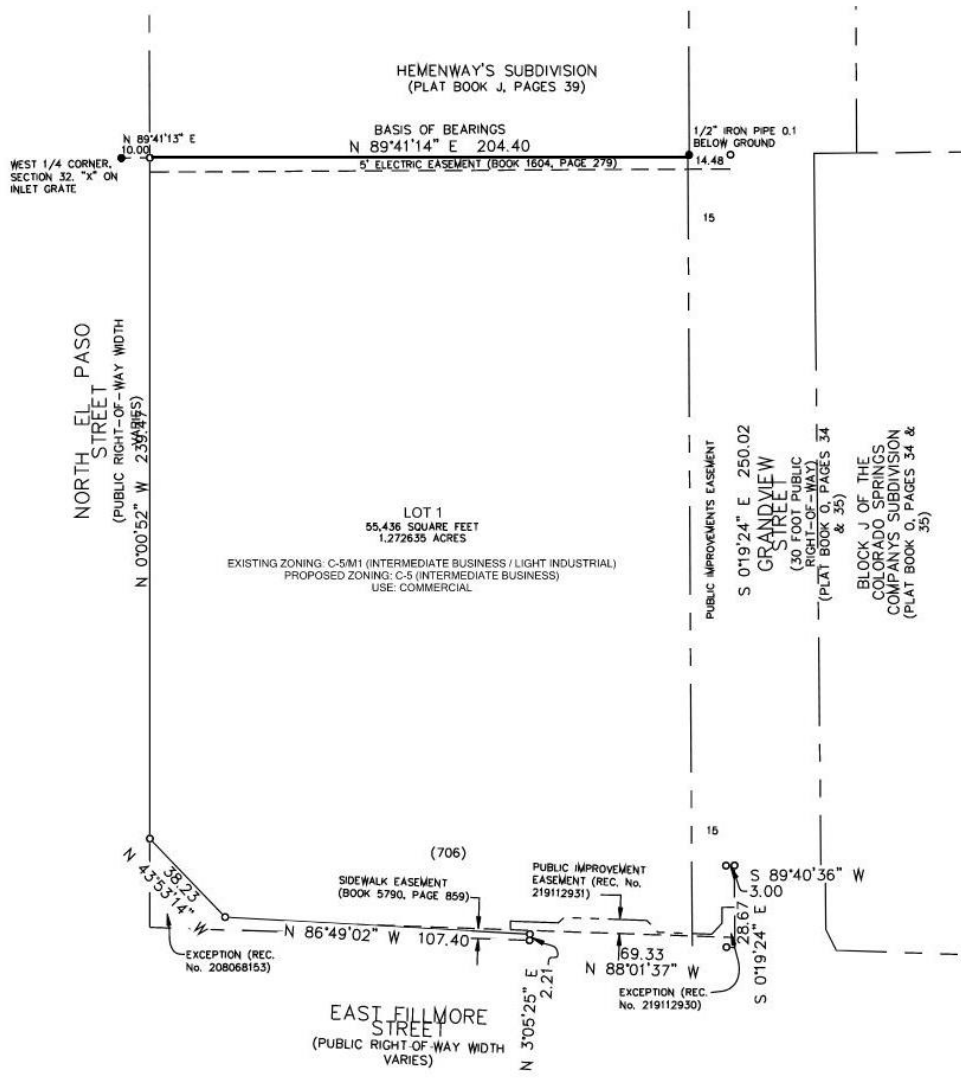
CURRENT PARCEL CONFIGURATION:

- M-1, Light Industrial
- C-5, Intermediate Business



PROPOSED REPLAT:

- C-5, Intermediate Business

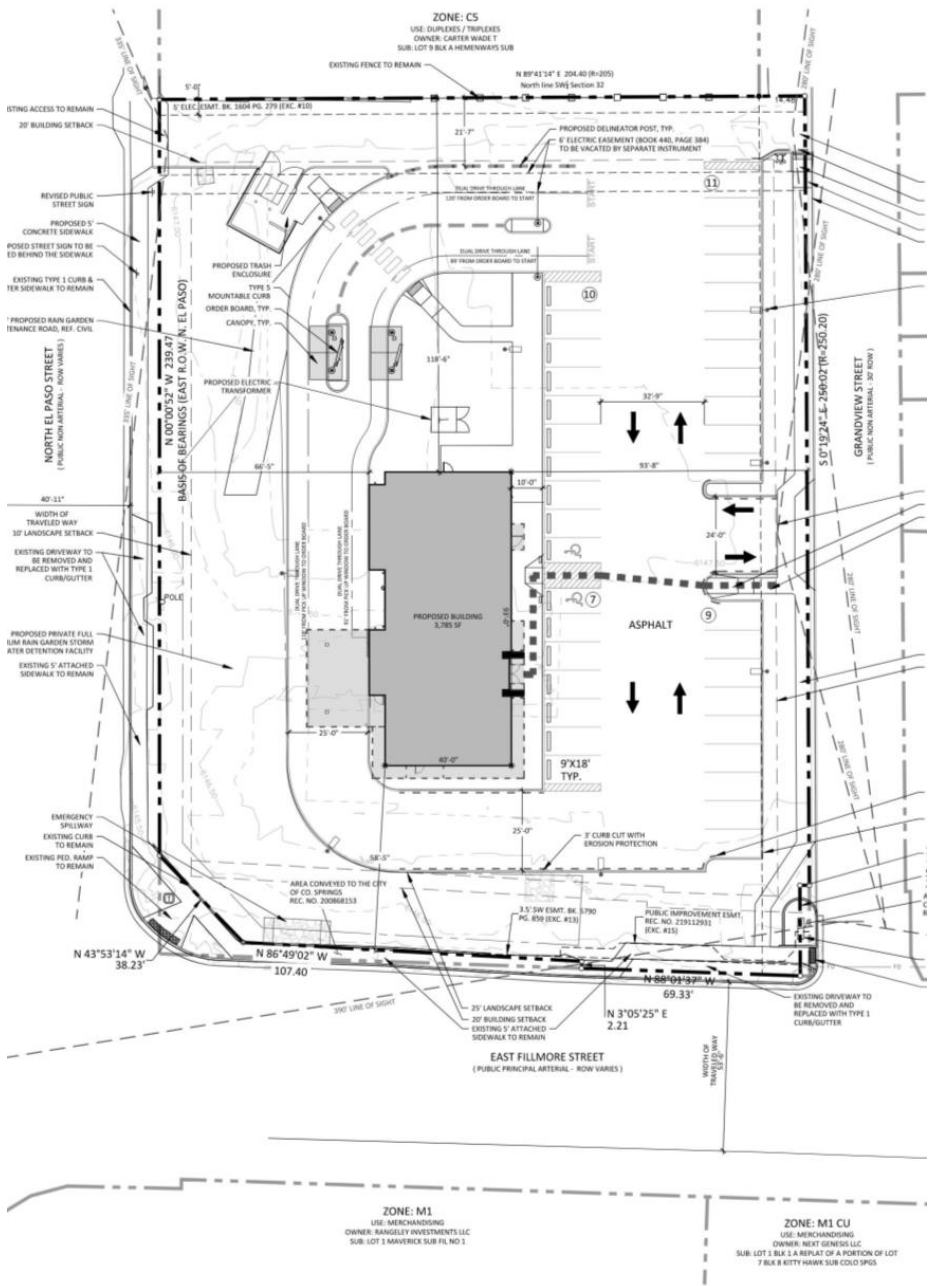


Planning
landscape
architecture
interior design



PRE-SUBMITTAL CONSIDERATIONS

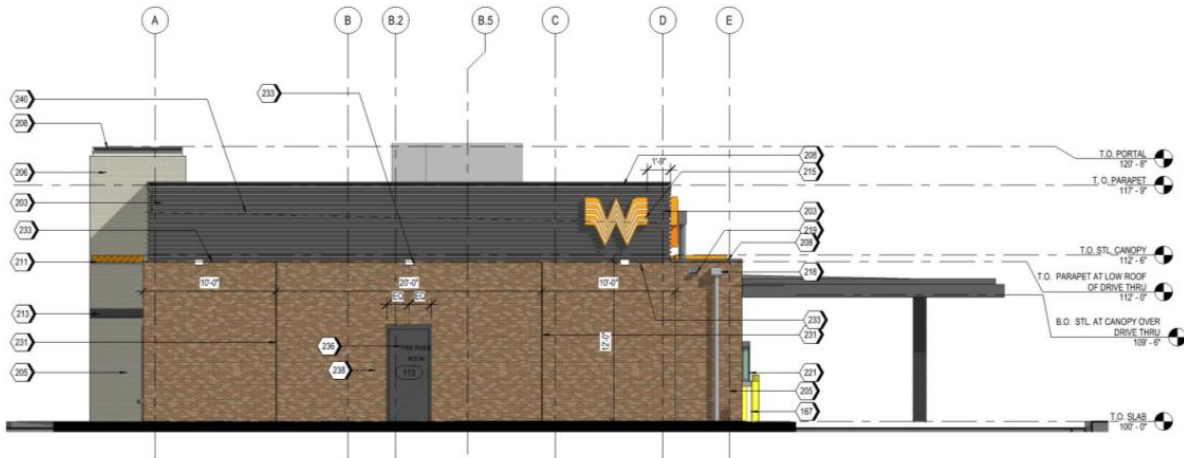
- SWENT
- City Traffic Engineering
- Colorado Springs Utilities
- Colorado Springs Fire Department
- D-11 School District



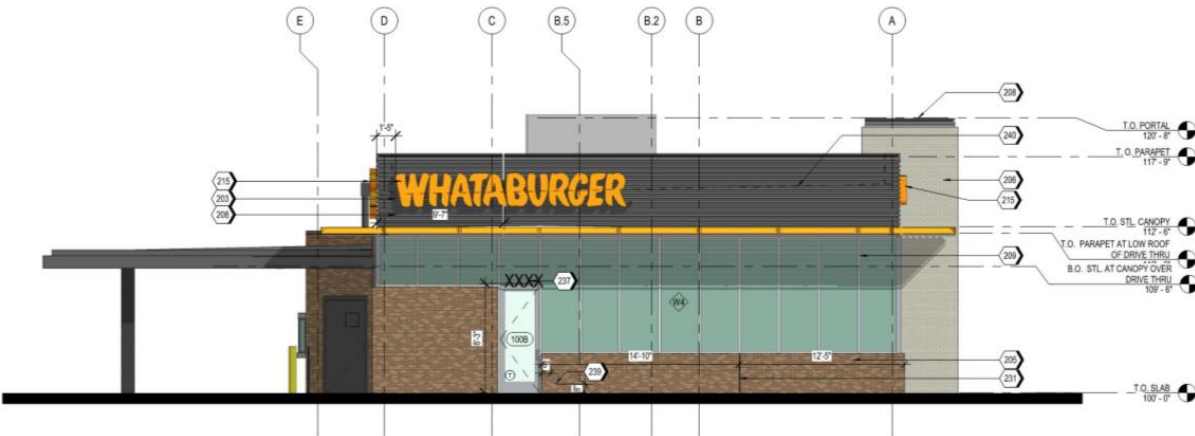
LOCAL EMERGENCY SERVICES ROUTES



BUILDING ELEVATIONS

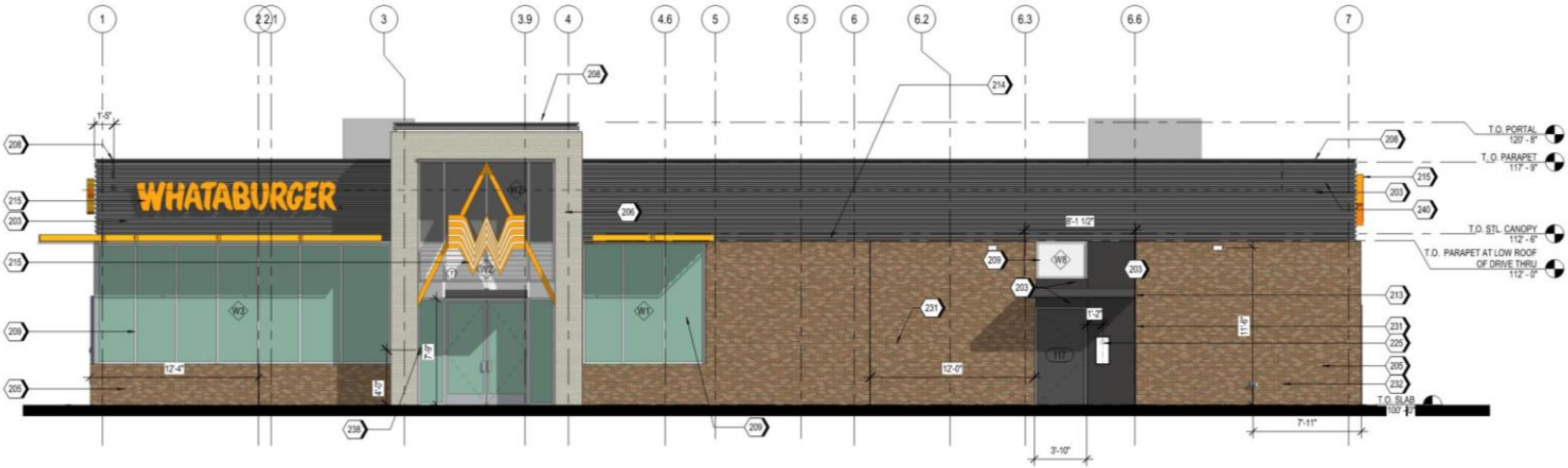


A2 SOUTH ELEVATION
3/16" = 1'-0"

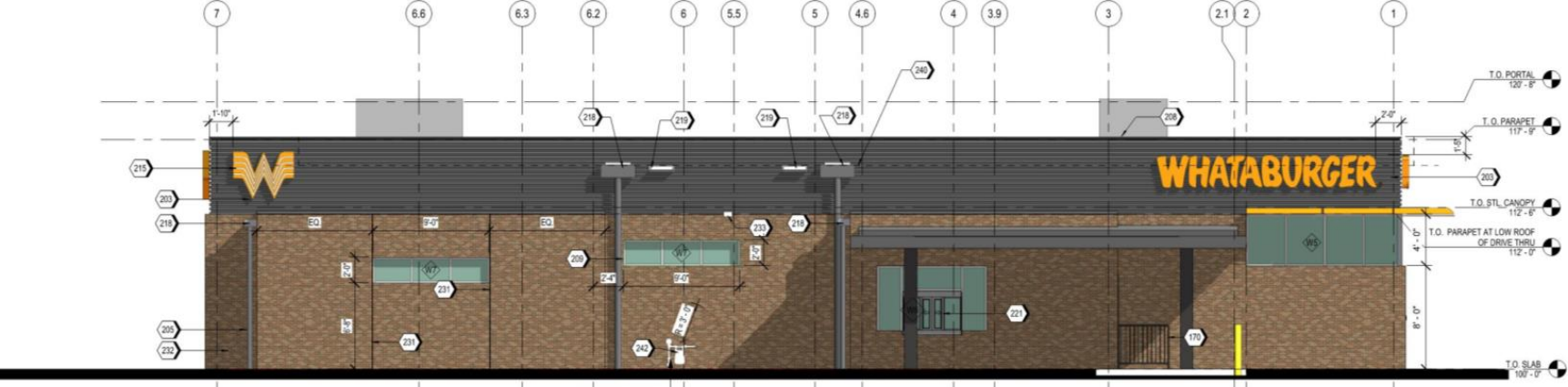


A1 NORTH ELEVATION
3/16" = 1'-0"

BUILDING ELEVATIONS



A2 WEST ELEVATION
3/16" = 1'-0"



A1 EAST ELEVATION
3/16" = 1'-0"

MIN. 3'-0" CLEARANCE FROM GAS REGULATORY VENT AS SPECIFIED BY CSU DRAWINGS, FIGURES 9A-9C, APPENDIX D-15 TO D-18 OF CSU "GAS LINE EXTENSION AND SERVICES STANDARDS," 2019 EDITION

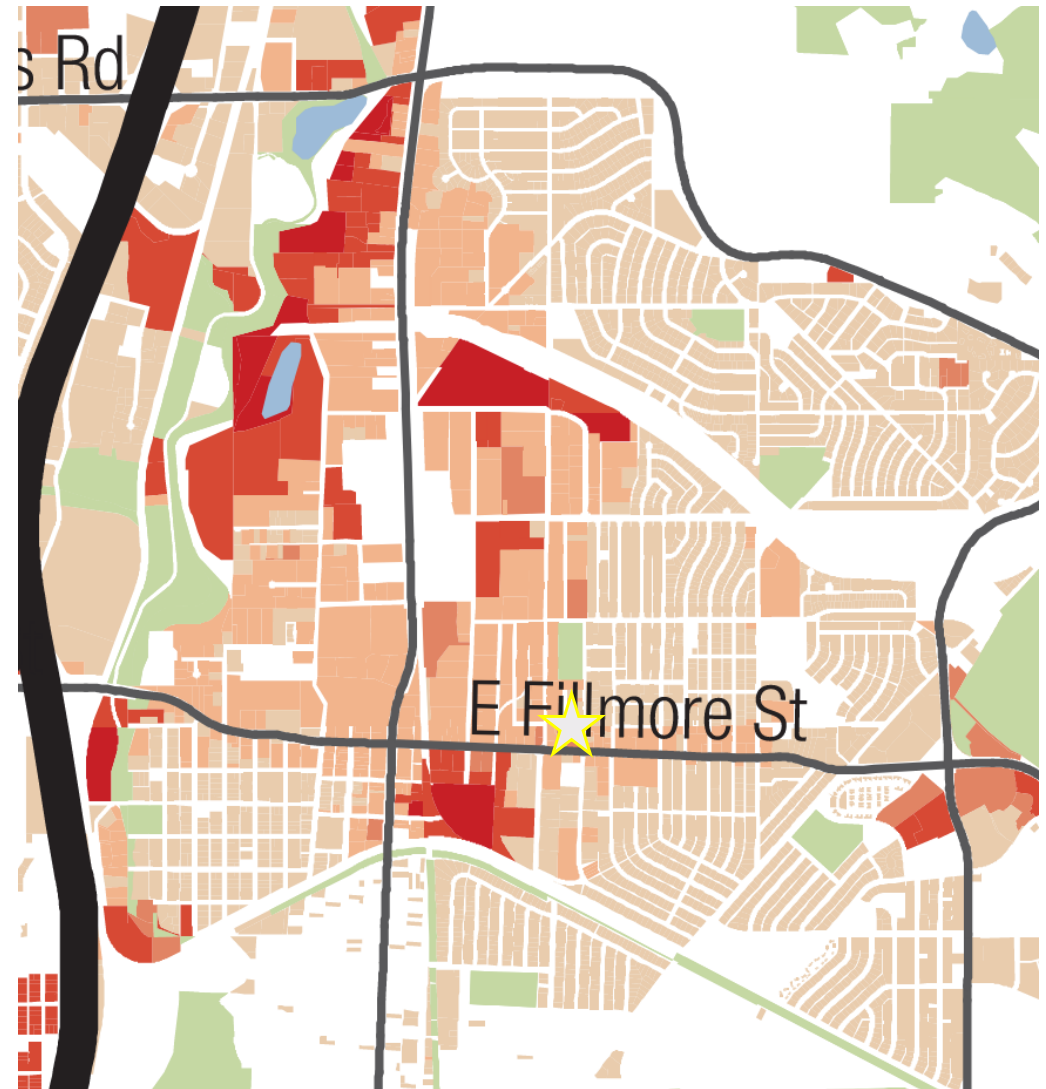
PERSPECTIVE RENDERING



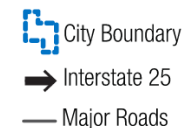
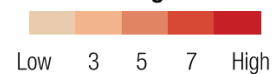
PLANCOS

Areas of Capacity and Change:

- Changing Neighborhood
 - These neighborhoods will expect to see more infill and redevelopment than other areas of the City.
 - PlanCos encourages development to “repurpose declining commercial buildings”, and “retrofit, reinvent, and introduce new features to enhance the identity, quality, affordability, and attractiveness of these neighborhoods.”
- The Development Plan adds to the existing integrated mix of land uses, which PlanCOS identifies as a common desired element in neighborhoods.



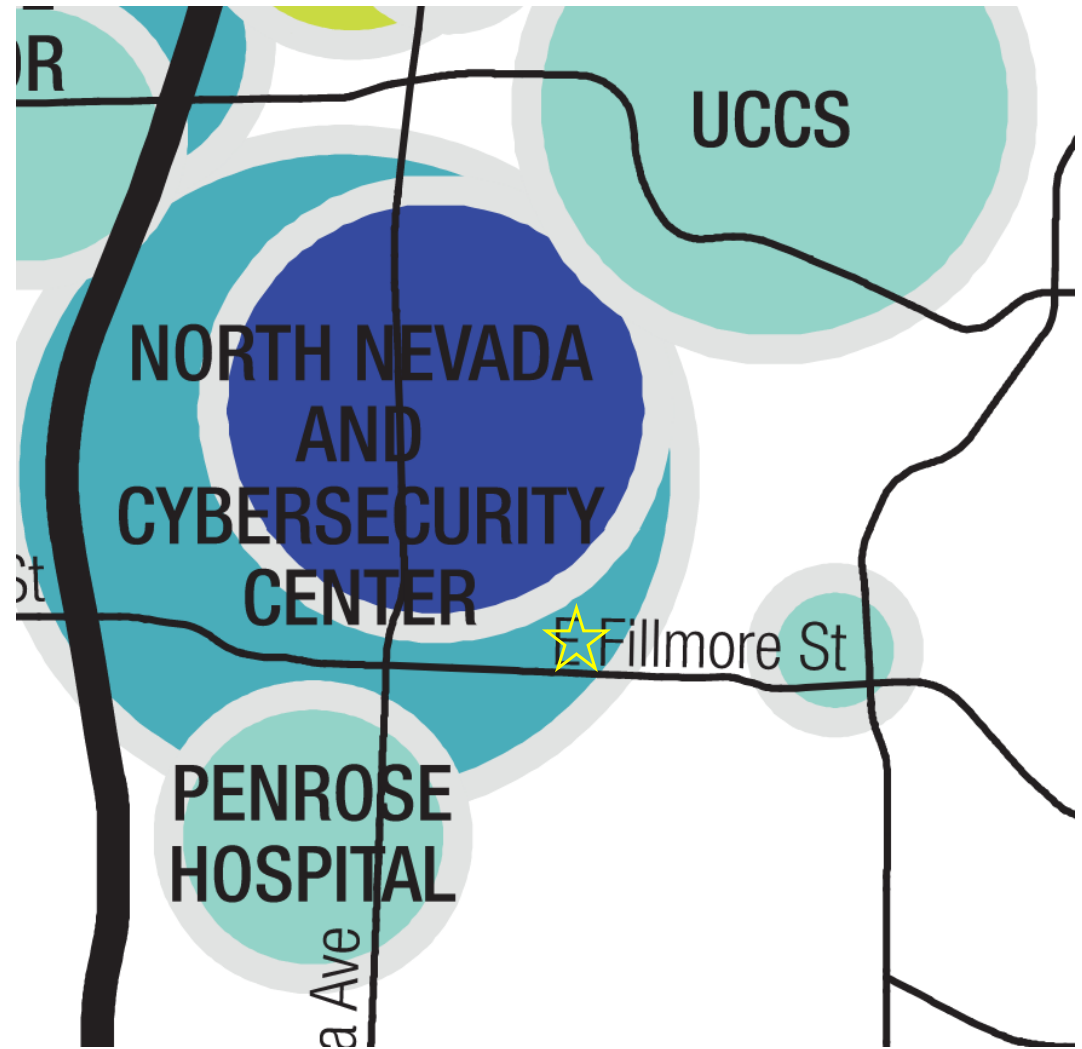
Areas of Change



PLANCOS

Thriving Economy:

- Identifies the subject area as adjacent to Industry Icons (North Nevada and Cybersecurity Center), Cornerstone Institutions (Penrose Hospital), and a Critical Support area (CSU Power Plant)
- Policy TE-4.A identifies strategies to “prioritize development within existing City boundaries and build environments by “revitalization and infill in underutilized urban places (Strategy TE-4.A.1)
- Strategy TE-4.A-2: Ensure land use regulations allow for increased density in areas identified for this, including Downtown, activity centers, and urban corridors. Create activity nodes along corridors.



Predominant Typology

- Cornerstone Institutions
- Spinoffs and Startups
- The Experience Economy

- Life and Style
- Industry Icons
- Critical Support

- City Boundary
- Interstate 25
- Major Roads

Questions?



Castles Design Group
WHATABURGER
PROTOTYPE - 20M