

Centerpoint Apartments - Development Standards Adjustment

SITE KEY NOTES:

- ① - TRASH/RECYCLE ENCLOSURE
- ② - 5' CONCRETE SIDEWALK (6' WHEN ADJACENT TO PARKING), TYP. (U.N.O.)
- ③ - METAL BIKE RACK
- ④ - PET WASTE STATION/RECEPTACLE
- ⑤ - PLAYGROUND EQUIPMENT
- ⑥ - METAL BENCH
- ⑦ - METAL ADA-COMPLIANT PICNIC TABLE

PARKING CALCULATIONS:

PARKING REQUIRED:

APARTMENT COMPLEX	17
(1.5) X 6 UNITS	9
TOTAL REQUIRED	26*

NUMBER OF TOTAL SPACES REQUIRED TO BE ACCESSIBLE (PER 7.4.205).....2 STANDARD + 1 VAN

- *-LOT 2 PARKING IS SHARED WITH LOT 1, PARKING REQUIREMENTS FOR ADJACENT COMMERCIAL MAY BE REDUCED BY 30% (7.4.1005, E)
- ADDITIONAL PARKING REDUCTIONS (NOT INCLUDED IN THESE CALCULATIONS) MAY ALSO BE REDUCED FOR AFFORDABLE HOUSING (7.4.1005, B), BIKE ROUTE PROXIMITY (7.4.1005, G), AND GREEN INFRASTRUCTURE (7.4.1005, L)
- FINAL PARKING REDUCTIONS TO BE ADDRESSED WITH DEVELOPMENT PLAN

PARKING PROVIDED:

STANDARD SURFACE SPACES (9'Wx18'D)	59
ACCESSIBLE SURFACE SPACES (8'Wx18'D W/5' AISLE)	1
VAN-ACCESSIBLE SURFACE SPACES (8'Wx18'D W/8' AISLE)	2
TOTAL PROVIDED	62

BICYCLE PARKING:

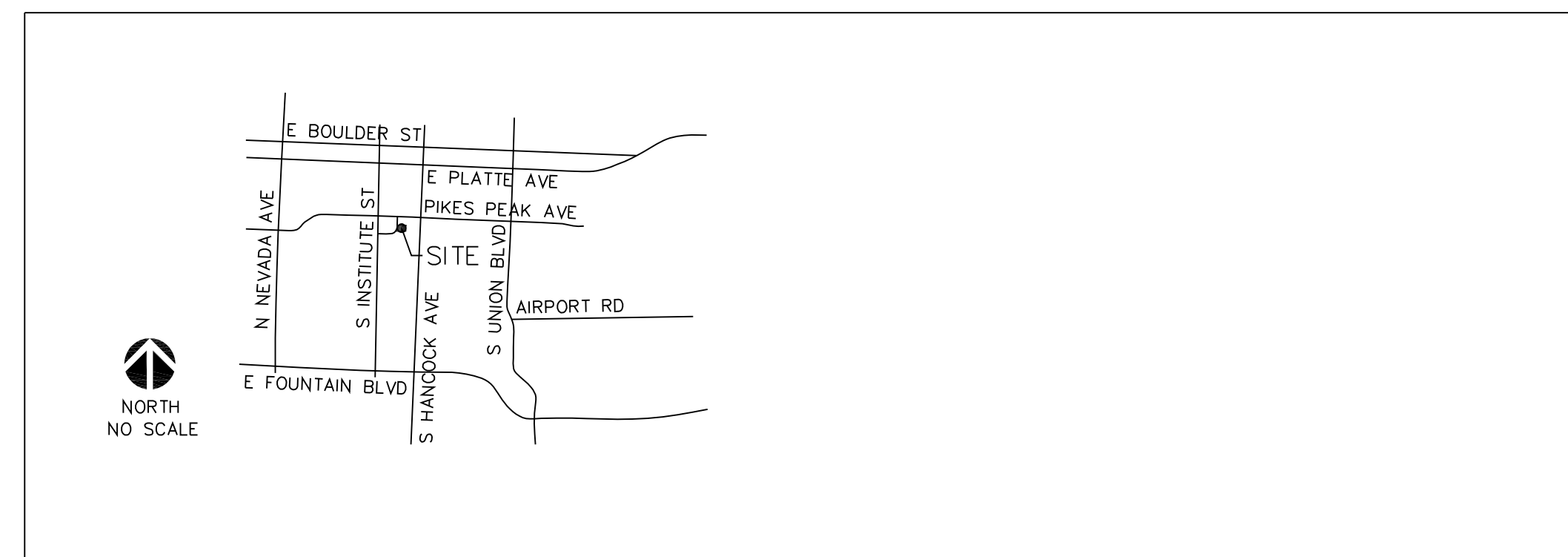
REQUIRED SPACES (19,010 GFA/1,000 X 0.5)	10
TOTAL PROVIDED	10

THIS SITE PLAN IS INTENDED TO BE CONCEPTUAL ONLY. FINAL DETAILS WILL BE PROVIDED WITH THE DEVELOPMENT PLAN REVIEW.

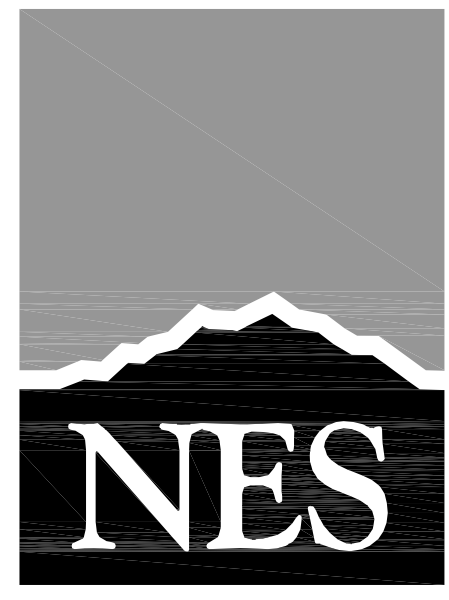
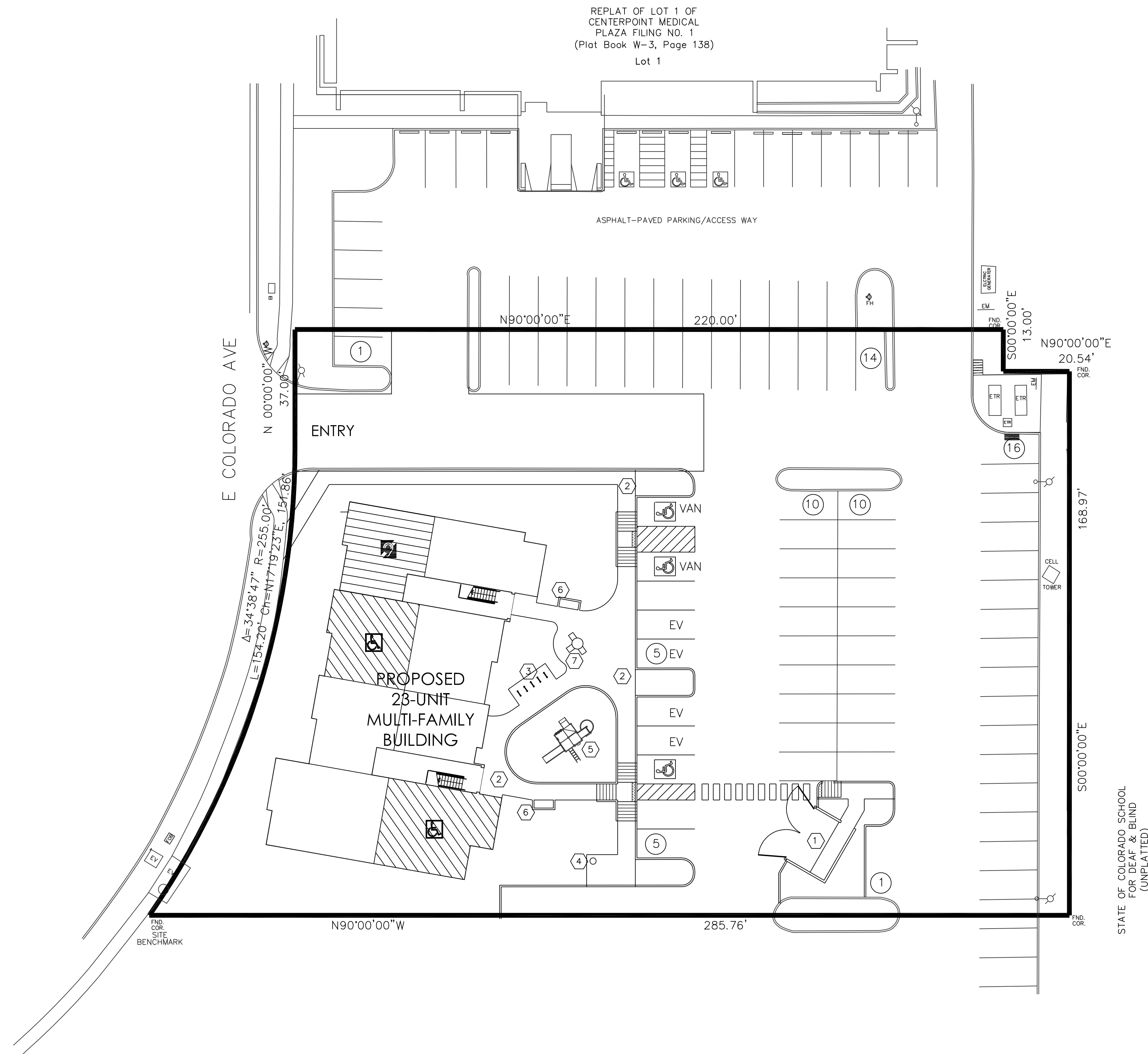
SITE PLAN KEY:

- DUMPSTER ENCLOSURE- W/ CMU WALL
- 15' POLE LIGHTS
- WALL-MOUNTED SQUARE FORM LIGHT WITH DIE-CAST ALUMINUM ADJUSTABLE HOUSING
- ELECTRICAL TRANSFORMER, RE: ELECTRICAL PLANS & COORDINATE W/ UTILITY PROVIDER
- STANDARD PARKING SPACE (9'W x 18'D), 2' OF OVERHANG AT CONCRETE CURBS, TEXT INDICATES NUMBER OF SPACES WITHIN PARKING GROUPING
- STANDARD PARKING SPACE (9'W x 18'D), 2' OF OVERHANG AT CONCRETE CURBS, TEXT INDICATES ELECTRIC VEHICLE READY PARKING SPACE
- ACCESSIBLE PARKING SPACE (8'W x 18'D) WITH 5' WIDE ACCESS AISLE, 2' OF OVERHANG AT CONCRETE CURBS, SIGN AND STRIPING AT EACH SPACE
- VAN ACCESSIBLE PARKING SPACE (8'W x 18'D) WITH 8' WIDE ACCESS AISLE, 2' OF OVERHANG AT CONCRETE CURBS, SIGN AND STRIPING AT EACH SPACE
- PROPERTY SETBACKS
- EASEMENTS
- PROPERTY LINE
- RETAINING WALL
- METAL FENCE
- ACCESSIBLE ROUTE
- 'NO PARKING FIRE LANE' SIGN
- PROPOSED FIRE HYDRANT
- ACCESSIBLE RAMP, SLOPE NOT TO EXCEED 1:12

LOCATION MAP:



Request: A Development Standards Adjustment to City Code Section 7.3.301.A to allow 23 units within a single structure where 10 is the maximum allowed in the MX-N Zone district.
 Compensating Benefit: Proposing to restrict occupancy for future residents whose income is 30%-50% of the Area Median Income. Affordability will be protected through private covenant.



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CENTERPOINT APARTMENTS

E PIKES PEAK AVE & E COLORADO AVE
 COLORADO SPRINGS, CO 80903

DATE: 11/04/2024
 PROJECT MGR: A. ODOM
 PREPARED BY: Y. LIU

PROJECT SITE PLAN

ISSUE: DATE: DESCRIPTION:

DEVELOPMENT STANDARDS ADJUSTMENT

1 OF 1