

Y|O|W ARCHITECTS

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Land Use Review

City of Colorado Springs

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Marketplace at Interquest Filing No. 27 ***Development Plan, Final Plat (TSN: 6220200003)***

This submittal is for approval of a Development Plan and Final Plat for the property. The site is zoned PUD (Planned Unit Development). The 2.980 acre site, TSN # 6220200003 is located Northeast of Interquest Parkway and Interstate 25. The legal description shall be Marketplace at Interquest Filing No. 27.

We respectfully request approval of a Development Plan that shows a motorsports retail building on the site, the building shall be a 26,000 sf building, The first floor shall be a showroom and service area for Honda motorsports, there shall be basement storage for inventory. We are providing parking spaces at a ratio of 1 space per 400 square feet. This gives us a total of 65 required spaces. We are providing 94 spaces to account for some display area for vehicles. This project is harmonious with adjacent land uses and will serve the community with more potential retail destinations. This project is a good addition for the Interquest Marketplace development. Vehicular circulation encourages safe travel around and within the site. Landscaping provided will screen vehicular parking lots and will enhance the pedestrian walk along Interquest Parkway. Movement of handicapped persons is safe and convenient throughout the site with the use of sidewalks and ramps. Pedestrian circulation is designed to create safe and pleasurable movement through the site.

We are requesting a Final Plat along with this development plan application to create this lot for development along with the lot to the north. We are platting both lots at this time so that the whole development works together. So these lots are harmonious with the later developments to the north and to the east.

Should you require any additional information, please contact me at 719.475.8133.

Respectfully yours,



Brad Nichols, Planning Associate
YOW Architects PC