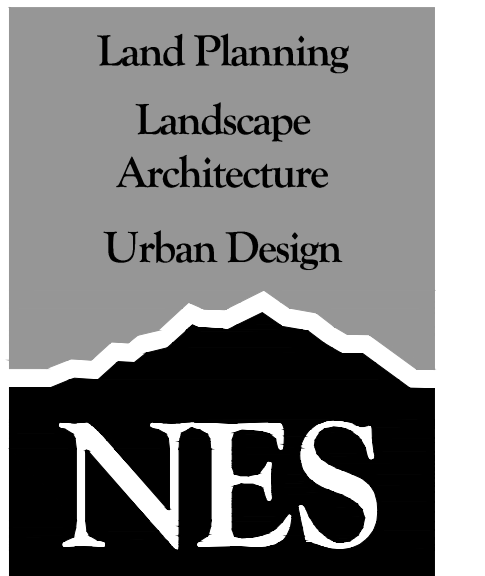
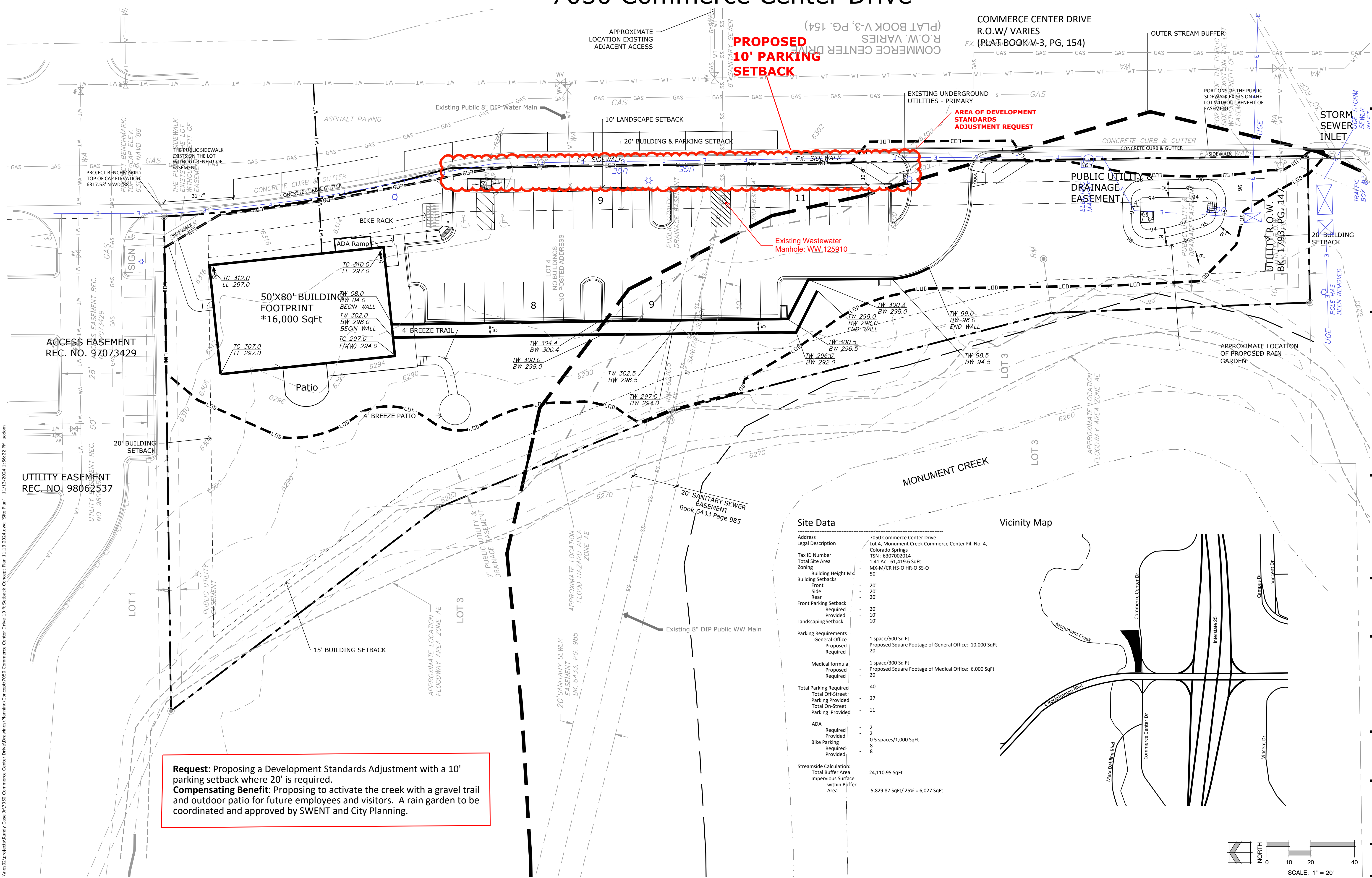


DEVELOPMENT STANDARDS ADJUSTMENT - SITE PLAN - 7050 Commerce Center Drive



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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Request: Proposing a Development Standards Adjustment with a 10' parking setback where 20' is required.
Compensating Benefit: Proposing to activate the creek with a gravel trail and outdoor patio for future employees and visitors. A rain garden to be coordinated and approved by SWENT and City Planning.

DEVELOPMENT STANDARDS ADJUSTMENT - SITE PLAN

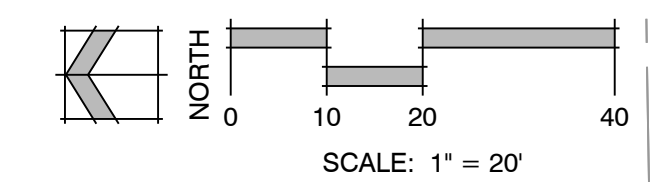
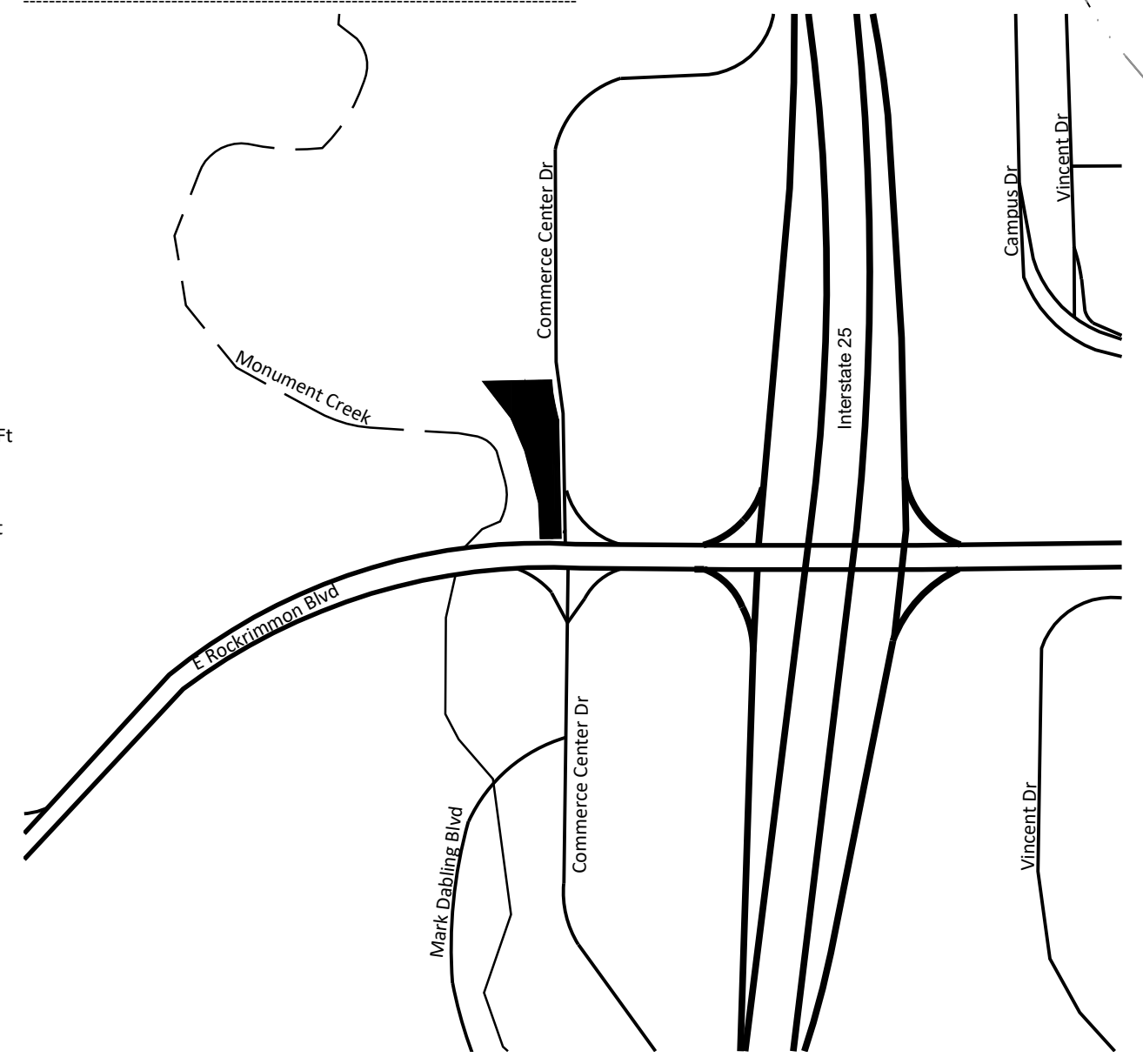
7050 COMMERCE
CENTER DRIVE

DATE: 09.30.2024
PROJECT MGR: Andrea Barlow
PREPARED BY: Cheri Dupuis

Site Data

Address	7050 Commerce Center Drive
Legal Description	Lot 4, Monument Creek Commerce Center Fil. No. 4, Colorado Springs
Tax ID Number	TSN: 6307002014
Total Site Area	1.41 Ac = 61,419.6 SqFt
Zoning	MX-M/CR HS-O HR-O SS-O
Building Height Mx.	50'
Building Setbacks	Front: 20', Side: 20', Rear: 20'
Front Parking	Required: 20', Provided: 10'
Landscaping Setback	10'
Parking Requirements	General Office: 1 space/500 Sq Ft, Proposed Square Footage of General Office: 10,000 SqFt, Required: 20'
Medical formula	1 space/300 Sq Ft, Proposed Square Footage of Medical Office: 6,000 SqFt, Required: 20'
Total Parking Required	40
Total Off-Street Parking Provided	37
Total On-Street Parking Provided	11
ADA	Required: 2, Provided: 2
Bike Parking	Required: 0.5 spaces/1,000 SqFt, Provided: 8
Streamside Calculation:	Total Buffer Area: 24,110.95 SqFt, Impervious Surface within Buffer Area: 5,829.87 SqFt/ 25% = 6,027 SqFt

Vicinity Map



SITE PLAN

DATE:	BY:	DESCRIPTION:
9-30-2024	CD	INITIAL SUBMITTAL
11-13-2024	AO	SECOND SUBMITTAL

1

1 OF 1

DVSA-24-0009

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