

April 11, 2019

Nina Ruiz, Planner II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: REQUEST FOR LANDSCAPE ALTERNATIVE COMPLIANCE
Cherry Creek Systems Site Development Plan Amendment (PPR1848) - ABC Supply

Dear Nina:

This amendment to the Site Development Plan for Cherry Creek Systems is for the allowance of an outside storage use. The request for the use change is only for the accessory use of an outside storage requiring pavement improvements and subsequent drainage facilities. The request for a use change triggers the requirement for the submittal of a formal landscape plan for the site.

For the reasons stated below, we request Alternative Compliance from the following landscape requirements tied to the requested use change:

REQUEST: #1

CODE SECTION: 6.2.2.A.2b

REQUIREMENT: **New Use Established or Use Changed.** Landscaping areas shall conform to this Section for a new building or use of previously vacant land, uses in an enlarged building, and all uses in a building when any use is changed that requires a change of occupancy to be approved by the Building Department or by the PCD.

PROPOSAL: Proposal is to bring the current development landscaping improvements up to code and to be tied to the developed improvements only and existing landscape code requirements for such.

JUSTIFICATION: The proposed improvements intend to only improve the outside storage area surface treatments and needed drainage upgrades largely within the confines of the existing development. This development is primarily located on the western half of the property an average of 600' away from the east parcel boundary which is undeveloped native open space. This tied with the opaque fence and proposed landscape improvements provide adequate buffering from adjacent uses. It is proposed that all landscaping be for the developed portion of the lot only with any future development landscaping triggered by future improvements or site development requests.

If you have any questions please contact me at 719.471.0073 or jromero@nescolorado.com.

Jon Romero, PLA

Associate
NES, Inc.