



6-15-22

El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**RE: Alternate Landscape Plan Request**

Location: PTEC James Irwin Charter Schools, 2460 Waynoka Place, Colorado Springs, El Paso County

On behalf of Bucher Design Group, we are requesting approval for alternate landscape plan for this lot based on the following points.

**Requirements and Alternate Plan**

Landscape Setback: Powers Blvd.

- Expressway: 25' Setback required and provided
- 1,050 LF, 52 trees required - 18 trees existing = 36 deficient
- Protect existing shrubs: 60 along frontage
- Propose no additional trees or shrubs

Landscape Setback: Waynoka Place

- Non-Arterial: 10 Setback required and provided
- 909 LF, 31 trees required - 8 provided = 23 deficient
- Propose no additional trees or shrubs

Internal Landscape

- Area: 343,855 sf site/5% = 17,193 landscape area required and provided
- Trees: 35 required, 13 provided = 22 deficient
- Propose no additional trees or shrubs
- Shrubs: Protect all existing shrubs (approx.40)

Parking area for north lot only

- 238 spaces, 16 trees required - 11 trees existing = 5 deficient
- Propose no additional trees or shrubs
- Parking space screening: no plantings or berms proposed

**Justification for Alternate Plan**

- This project is for interior remodel and change of use and no exterior work other than ADA upgrades are proposed

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- The existing landscape consists of rock/wood mulch and native grass with enhanced landscape along Powers Blvd.
- The existing landscape is in good condition with minimal weed and debris
- The charter school proposes no new landscaping to maintain low water use
- The existing irrigation system is operational and will be used to maintain the existing plantings
- The parking spaces south of the building are not needed to meet the parking requirements
- The charter school funding strategy focuses on the interior remodel

Thank you for your consideration in this matter.

John MacKay, PLA