



Steve Hammers, President

HA

Please resubmit requesting "Alternative Parking Ratio" instead of requesting Admin Relief.

Alt Parking Ratio Criteria for Approval is in Section 6.2.5.D.vi.

Update the letter of intent and respond to the different criteria for approval within it.

Suggested alternative ratio could be:

-1 space per 300SF for Medical Office (requiring 11 instead of 16)

-1 space per 300SF for Retail Space (requiring 19 instead of 23)

-1 space per 300SF for General Office (requiring 26 instead of 31)

Reducing total required from 74 to 61 with 63 provided.

Justification being the lot is already built out, you've committed to adding as many spaces as physically possible, the pregnancy center is likely to be visited by more than one person per car, and the retail store is intended to serve the same people coming to the pregnancy center.

Owner Information

Life Network

3700 Galley Road

Colorado Springs, CO 80909

Project Name: Life Network

Site:

Legal: Lot 6 Meridian Crossing

Address: 3700 Galley Road

Colorado Springs, CO

Lot Size: 1.63 acres

Zoned – CR

Parcel number: 53121-14-005

Request and Justification

Life Network has purchased this building and is converting it to meet their needs for their use.

They have taken full ownership of the building. The remodel work will consist of the following:

- Adding a pregnancy center (3,214 s.f.)
- Using existing retail space for consignment store for families/patients (5,808 s.f.)
- Donation and storage of these items (3,858 s.f.)
- Expanding the 2nd floor for general office (7,700 s.f.)

All uses are approved within the CR zone. Based on the parking calculations provided on the site plan, we are required to have 74 parking spaces. The existing site has a total of 55 existing parking spaces. We will be adding 8 parallel parking spaces on the south side for a total of 63 parking spaces. We are requesting administrative relief on the remaining parking spaces. We are short by 11 spaces. 20% administrative relief allows us to reduce by 15 spaces, which if this is approved meets the parking requirements. No additional site work is needed w/ this proposal as all elements are existing and are in good condition.

Existing and proposed facilities, structures and roads.

The lot is entered from Meridian Road & McLaughlin Road. The existing building used to be a retail store and is currently vacant. An additional eight (8) parking spaces are being proposed on the property per code requirements.