

August 16, 2024

Daniel Gould
City Planning - Developments Review
PO Box 1675
Colorado Springs, CO 80903

**Re: Request for Landscape Administrative Relief for Vue de la Parc Apartments
AR DP 21-00368/ DEPN 22-022**

Daniel,

This project is for the development of a 1.7-acre parcel of land to include a new 54-unit, 4-story apartment building on the west side of South 8th Street that is currently zoned OC (office complex). I am requesting Administrative Relief for the following landscape requirements:

Request: 1
Code Section: 7.4.320.B.2.a
Requirement: 25' Landscape Setback along South 8th Street
Proposal: 20' Landscape Setback along South 8th Street
Justification: The constraints of this site, mostly due to its long narrow size and shape, prevent a 25' wide set back. The design team has provided over twice the required interior landscape square footage, and feel that this provides adequate green space, even though it's not in the setback. All setback tree requirements have been met, and required screening for the parking area along South 8th Street is met by a combination of the retaining wall (which allows for some of the parking spaces to be below the grade along South 8th Street by at least 24") and shrubs. We are asking for approval of the 20' setback which is 80% of the required 25'. And with consideration of the retaining wall and extra internal landscaping, we feel we've met the intent of the code.

Request: 2
Code Section: 7.4.323.F.1
Requirement: 1 tree per 20 linear feet of buffer length (9 trees required)
Proposal: 6 trees along north property line
Justification: The retaining wall required for the full spectrum pond does not allow room for 9 trees since it is located 3' from the property line. The civil designed the wall to accommodate 6 trees. The adjacent parcel is a park.

Request: 3
Code Section: 7.4.323.E.2
Requirement: 6' wide vegetation screen (along north property line)
Proposal: 3' wide rock with no vegetation
Justification: This area has a retaining wall on one side and a split rail fence on the other. It would make more sense to have the native grasses from the park side continue to the wall, but with the irrigation requirement for native grass, this is not possible. Due to the difficulty of the narrow area for maintenance, rock is the most appropriate solution.

Submitted by,

Kristin Heggem, KHLA Lic
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