

Minor Subdivision request - 1335 Manitou Ave. - Project Summary with a Subdivision Waiver (for areas of 30% and greater slopes)

Lot 1 is already subdivided into one buildable lot. We are not requesting any change in the shape or the size of the existing lot. However, we would like to narrow the width of the front drainage easement along Manitou Avenue. Currently, there is a wider drainage easement across the front of the property. Planning Staff has worked with us and with the Public Services Dept. to determine whether any drainage pipes are located within that easement. Since none have been located, we have worked with the Planning Director to refine the size of the easement to realistically reflect future drainage needs within a more manageable drainage easement.

This request accomplishes a couple of public/private goals. It is an opportunity for the public sector to focus on its actual drainage needs. It also allows the private sector owner to move forward with improvements that help solve drainage issues. It allows us to direct runoff to preferred drainage areas. So for example, although the City may seem to be giving up site drainage space along the front of the site (a 5' wide drainage easement), the public receives a detailed drainage report and a variety of improvements that direct a good portion of the site drainage to a water quality-rain garden, located above the outdoor seating area, before runoff eventually drains towards Fountain Creek - more slowly. This slower storm runoff allows it to filter out some of the sediment that would otherwise make its way onto Manitou Avenue or even into Fountain Creek.

Another important public/private benefit of this proposal is that if approved there will be the addition of landscaped planting beds with additional mulch which adds to the attractiveness of the site and also to the health of the surrounding soils to retain moisture. While we are proposing to add impervious surfaces, such as roofs and parking spaces, we would also improve surrounding landscape areas and increase its ability to absorb moisture.

Finally, we are also showing another optional method of temporarily diverting some site runoff with possible rain barrels illustrated along the back of the building and the rear covered parking area roof. Four optional barrels are illustrated and could help by capturing some of the storm runoff and then allowing it to be used later for watering trees, shrubs, native grasses and other landscaped areas. Naturally, plants prefer rain water to chlorinated tap water when its comes to landscape planting health and growth.

Subdivision waiver request

We would like to be able to build a new three-story, mixed-use building with up to eight new apartments on the west end of town. Four of these apartments, two on each of the upper 2 floors, would be relatively small studio units. We feel that there would be a fairly high demand for these

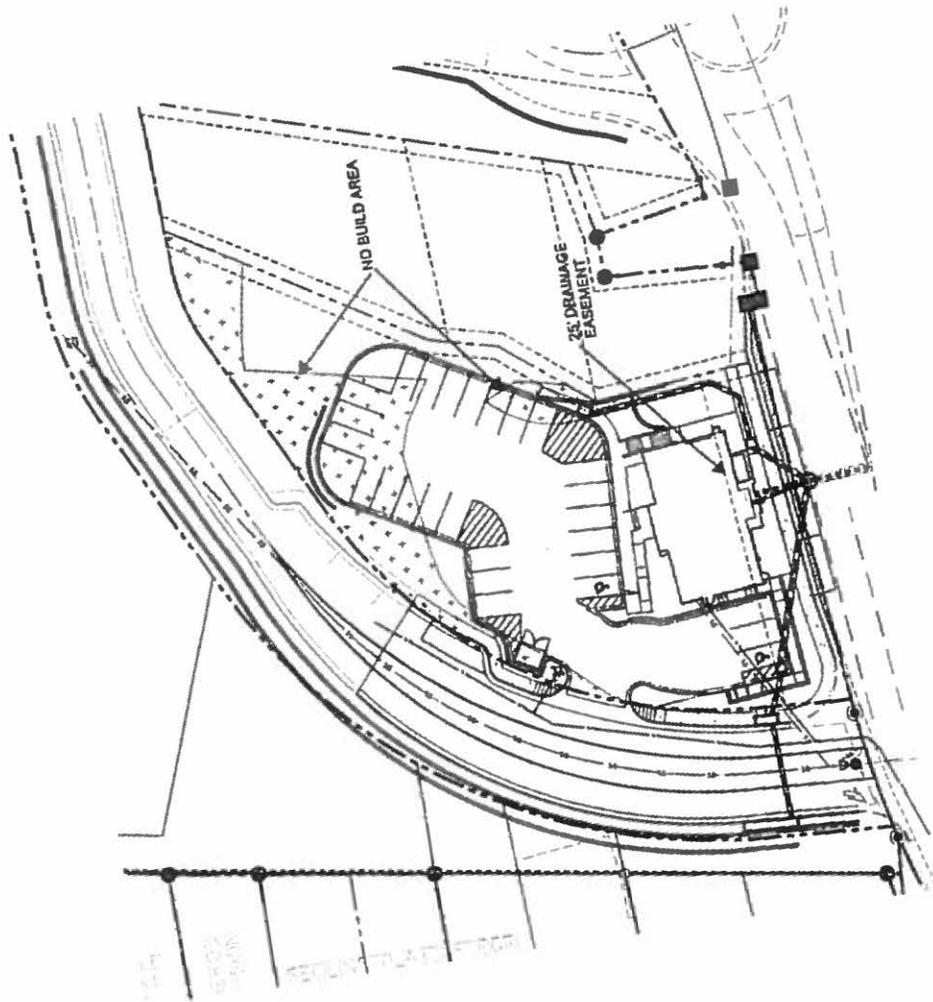
studio and 1-bedroom units. There are not so many new apartment units in this medium to small size-range in town. However, in order to build a building like this we do need to provide sufficient off-street parking requirements.

The building occupies just over 2000 sf of an approx. 24,500 sf lot. Our 27-space parking lot occupies roughly 10,000 sf of the lot. With all due respect, we would not be interested in developing a smaller building or a parking lot with fewer than 27 parking spaces. (Please see our Parking Plan Summary.)

We comfortably meet or exceed our 25% softscape/landscape requirement, so we feel that we have not created more hardscape (building, parking lot and sidewalks/ramps) than the City is anticipating within its Commercial zone district.

We have tried to accommodate the Planning Staff request to move the building forward on the site so it fronts directly on to Manitou Avenue. This is the flatter portion of the site. That site plan revision has caused us to move our parking lot to the rear of the lot. This is where we have encountered most of the steeper slopes. We have addressed this with an elevated rear parking lot and terraced, landscaped retaining walls.

However, in the process of laying out our site plan and in its numerous revisions over the past several months, we have encroached into some 30% and greater slopes on the rear portion of this site. If the City would like to see this kind of mixed-use development, especially on the steeper west side of town, then we would respectfully request approval of a subdivision waiver to allow us to so. Thank you.

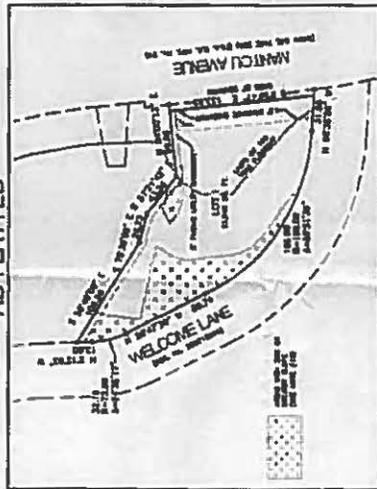


ARCH AT MANITOU SPRINGS REPLAT

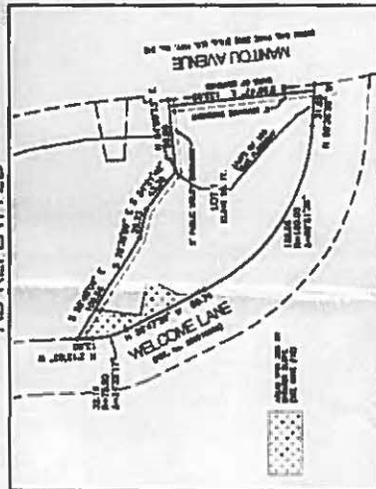
A REPLAT OF LOT 1, ARCH AT MANITOU SPRINGS CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE



AS PLATTED



AS REPLATTED



KNOW ALL MEN BY THESE PRESENTS:

That Daniel, Inc., a Colorado corporation, being the owner of the following described land to-wit:

Lot 1, Arch at Manitou Springs, El Paso County, Colorado

Containing a subdivided area of 13,343 square feet (0.31473 acres), more or less.

DEED:

The above owner has caused said tract of land to be surveyed and replatted and has caused the replatted plat to be recorded in the public records of the County of El Paso, Colorado, and the City of Manitou Springs, El Paso County, Colorado, and has caused the replatted plat to be recorded in the public records of the County of El Paso, Colorado, and the City of Manitou Springs, El Paso County, Colorado, and has caused the replatted plat to be recorded in the public records of the County of El Paso, Colorado, and the City of Manitou Springs, El Paso County, Colorado.

IN WITNESS WHEREOF:

The undersigned, Daniel, Inc., a Colorado corporation,
has caused this instrument to be recorded in the public records of the County of El Paso, Colorado, and the City of Manitou Springs, El Paso County, Colorado, on this _____ day of _____, 2017.

By _____

NOTARIAL:

STATE OF COLORADO
COUNTY OF EL PASO } ss
I, _____, Notary Public in and for the County of El Paso, Colorado, do hereby certify that the above and above-mentioned not-acknowledged parties are the _____ day of _____, 2017, in _____, Colorado.

Witness my hand and seal

Address _____

In Commission expires _____

CITY APPROVAL:

The Council of the City of Manitou Springs, by its authorized body, approves the replating of the above described lot of land at Manitou Springs, El Paso County, Colorado.

Witness my hand and seal _____

SURVEYOR'S CERTIFICATE:

I, the undersigned, a duly licensed Professional Land Surveyor in the State of Colorado, hereby certify that I have surveyed and replatted the above described lot of land at Manitou Springs, El Paso County, Colorado, and that the replatted plat is a true and correct representation of the actual conditions on the ground. I have caused the replatted plat to be recorded in the public records of the County of El Paso, Colorado, and the City of Manitou Springs, El Paso County, Colorado, and I have caused the replatted plat to be recorded in the public records of the County of El Paso, Colorado, and the City of Manitou Springs, El Paso County, Colorado.

Witness my hand and seal _____

COMPASS SURVEYING & MAPPING, LLC
721 SOUTH ZIMM STREET, SUITE B
MANITOU SPRINGS, COLORADO 80829
WWW.COMPASS-SURVEYING.COM



NOTES:

- 1) The survey was conducted by the undersigned on the 15th day of _____, 2017.
- 2) The survey was conducted by the undersigned on the 15th day of _____, 2017.
- 3) The survey was conducted by the undersigned on the 15th day of _____, 2017.
- 4) The survey was conducted by the undersigned on the 15th day of _____, 2017.
- 5) The survey was conducted by the undersigned on the 15th day of _____, 2017.
- 6) The survey was conducted by the undersigned on the 15th day of _____, 2017.
- 7) The survey was conducted by the undersigned on the 15th day of _____, 2017.
- 8) The survey was conducted by the undersigned on the 15th day of _____, 2017.
- 9) The survey was conducted by the undersigned on the 15th day of _____, 2017.
- 10) The survey was conducted by the undersigned on the 15th day of _____, 2017.
- 11) The survey was conducted by the undersigned on the 15th day of _____, 2017.
- 12) The survey was conducted by the undersigned on the 15th day of _____, 2017.
- 13) The survey was conducted by the undersigned on the 15th day of _____, 2017.
- 14) The survey was conducted by the undersigned on the 15th day of _____, 2017.
- 15) The survey was conducted by the undersigned on the 15th day of _____, 2017.

CREDITS:

Compass Surveying & Mapping, LLC, the undersigned, is the author of the replatted plat and the replatted plat is a true and correct representation of the actual conditions on the ground.

RECORDING:

STATE OF COLORADO
COUNTY OF EL PASO } ss
I hereby certify that this replatted plat has been recorded in my office on the _____ day of _____, 2017, A.D., and is duly recorded in the public records of the County of El Paso, Colorado, and the City of Manitou Springs, El Paso County, Colorado.

DEEDS INSTRUMENTS RECORDS:

BY: _____
TITLE: _____
ADDRESS: _____
PHONE: _____

PROJECT NO. 17-037
DATE OF ISSUE 08/28/2017
SHEET 1 OF 1