

# STARBUCKS COFFEE #52953

910 Kinner St

Pylon Variance

## PROJECT DESCRIPTION

- A pylon at 60' height is necessary to overcome the wide vegetated buffer between the property and interstate.
- Nearby businesses utilize similar-size pylons to overcome this obstacle, which aids customers in navigating to the site.
- Clear visibility of the site location to traveling customers allows drivers to make earlier navigation decisions, and safe maneuvers into the site.
- Strict enforcement of the code would prohibit visibility of the pylon from adjacent right-of-way of I-25.
- The larger pylon size will aid the public by creating easier visibility for drivers attempting to drive to the site location.

# AERIAL VIEW



## SITE CONSTRAINTS

- 15' FRONT SETBACK ON KINNER ST
- 10' SIDE SETBACK ON WOLFENSBERGER RD.
- There is a 250' wide buffer between I-25 and the property which includes a concrete trail, East Plum Creek, and vegetation.



## VIEW FROM I-25 NORTH



## SURROUNDING BUSINESSES



## VIEW FROM I-25 SOUTH



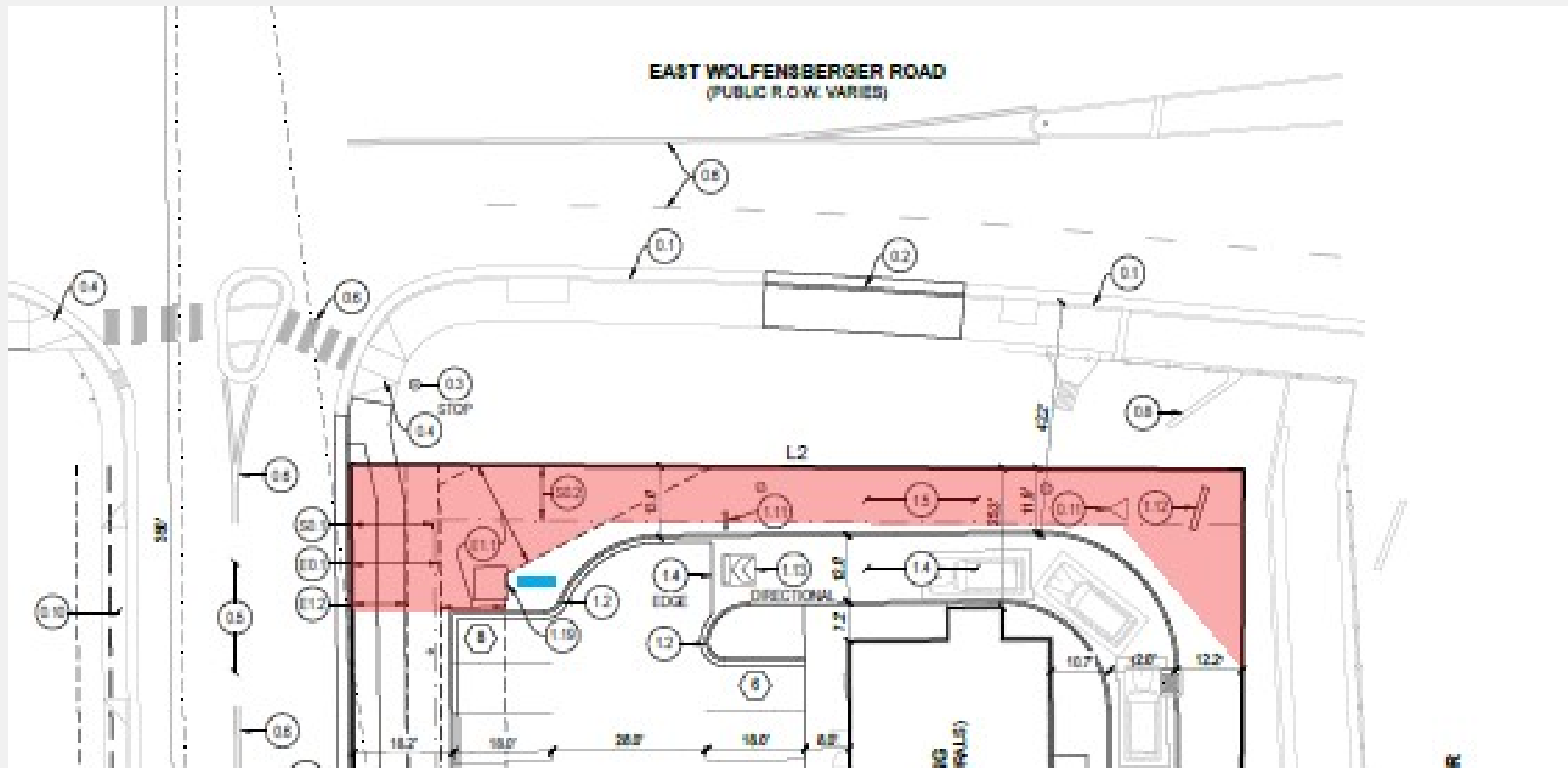


## VIEW FROM WOLFENSBERGER/KINNER INTERSECTION





# EASEMENTS (PYLON SHOWN IN BLUE)



## CODE-ALLOWED PYLON



# PREFERRED PYLON

