

**Letter of Intent
August 2017**

Project: South Academy Business Center

Owner: 10230 Hall Boulevard, LLC
PO Box 38014
Colorado Springs, CO 80937

Applicant/Consultant: ADP Civil
3520 Austin Bluffs Pkwy, Suite 102
Colorado Springs, CO 80918
719-266-5212

Site Location: The 7.6 acre site is located south of the intersection formed by the South Academy Boulevard Ramps to Highway 85/87.

Applications/Project Description: There are three applications covered by this Letter of Intent. They are a Preliminary Plan; a Final Plat for the lot within the Preliminary Plan area; and a Site Development Plan for the lot for a temporary storage yard use. The Preliminary Plan proposes one lot on the 7.6 acre site. Access to the site will be from Highway 85/87 at the southern South Academy Blvd. ramp, which is signalized. CDOT issued an access permit on January 29, 2013.

The site is currently zoned M, an industrial commercial zone. The proposed uses are permitted by right in this zone; therefore no zone change is required or requested for the proposed use of the property. Topographically, the site is relatively flat, and drains from the north to the south. There are two Colorado Springs Utilities (CSU) easements that run north/south through the property: a 75 foot electric easement with existing overhead lines, and a 20 foot sludge easement with underground pipes.

The property located west of this parcel is zoned A-5 and is owned and used by CSU as a part of their water system. The land to the north is Zoned M and is vacant. The land immediately to the east is a BN&SF RR right-of-way approximately 100 feet in width. The railroad tracks are elevated above the subject site by approximately 5 feet. To the east of the BN&SF right-of-way is land owned by the Security Water District. Beyond these owners are single family residences. A sliver of land that forms the south boundary of this site is owned by the railroad and is vacant.

Phasing: None

A landscape buffer of 15' along the residential side of the site is required due to use to use compatibility concerns from the Board of County Commissioners.

Buffering/Screening: This Preliminary Plan does not abut any residentially zoned or used property, therefore no screening or buffering is required. Although residential property is across the railroad tracks and right-of-way, the elevation of the track bed forms a practical

berm between the proposed use and the residential use to the east. Constraints to use of the electric easement preclude placement of structures on the site and restrict the ability to plant trees that may in the future interfere with the existing electric lines. The majority of residential parcels located east of the railroad property and east of the Security Water District property have either a fence along their west property lines, or have an accessory structure in the back yard. These features form a buffer to existing and proposed land uses to the west.

Justification: The site is zoned M (Industrial). The proposed use is permitted by right in the existing zone. The only access to the site is restricted to Highway 85/87 by adjacent uses and restrictions associated with the existing CSU easements. Access permitting by CDOT has been obtained.

How many units total will there be? This is needed to determine parking.

The Preliminary Plan, the Site Development Plan, and the Final Plat meet the County Code requirements for approval.

How many employees? This will effect how many parking spaces are required.

This commercial site will be served by public central utility systems. This will be a dry subdivision with bottled water and a portable toilet servicing the office which will only be open during business hours. Colorado Springs Utilities will serve natural gas and electric services. County policy dictates that new commercial services be provided with urban infrastructure, and this development proposal complies with that policy.

There is no Small Area Plan for this area that would provide general development guidance.

Conformance with El Paso County Policy Plan: The following policies in the El Paso County Policy Plan support these applications:

- **Policy 6.1.1** Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.
- **Policy 6.1.3** Encourage new development which is contiguous with previously developed areas in terms of factors such as density, land use and access.
- **Policy 6.1.6** Direct development toward areas where necessary urban-level supporting facilities and services are available or will be available concurrently.
- **Policy 6.1.7** Encourage infill development which compliments existing uses, is consistent with Small Area and other adopted plans.
- **Goal 6.3** Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will available in a timely fashion.

Districts Serving the Property

- Colorado Springs Utilities (Gas and Electric)
- Security Fire Protection

Wildlife Impact: Comment pending discussion with US F&W

Natural Features: There are no significant natural features on this site. Site vegetation consists of native grasses.

Maintenance Statement: There will not be an owners association for this property. The property owner will provide maintenance for his ownership.

Subdivision Improvements Agreement: No Subdivision Improvements Agreement has been submitted with these applications. If dictated by review comments, a Subdivision Improvements Agreement will be prepared and submitted for review.

Waiver Request: “Dry Subdivision”

A waiver is requested to Section 8.43.7A (2) Water Supply Standards regarding adequate water supply. A dry subdivision is requested for this project. Bottled water and a portable toilet will be provided for the office use which is only occupied during business hours. A water truck will be supplied for watering the proposed landscape trees and shrubs.

Waiver Request: “5.4.2(D) Setbacks for Specific Uses”

A waiver is requested to Section 5.4.2(D) Setbacks for Specific Uses, specifically minimum setbacks for front and rear lot lines. The Applicant requests that the storage trailers be allowed to be placed diagonally within 2 feet of the front property line and longitudinally along the rear property line along the Railroad property.

The waiver is requested due to the size and shape of the site. The trailers will be placed diagonally along Hwy 85-87 with landscaping placed between the trailers.

Setback waivers are administratively applied for up to 20%. Anything further than that would require a Board of Adjustment Hearing.

Markup Summary

A landscape buffer of 15' along the residential side of the site is required due to use to use compatibility concerns from the Board of



Subject: Callout
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Author: dsdkendall
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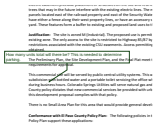
How many employees? This will effect how many parking spaces are required. (1)



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How many employees? This will effect how many parking spaces are required.

How many units total will there be? This is needed to determine parking. (1)



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How many units total will there be? This is needed to determine parking.

Setback waivers are administratively applied for up to 20%. Anything further than that would require a Board of Adjustment Hearing



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Setback waivers are administratively applied for up to 20%. Anything further than that would require a Board of Adjustment Hearing.