

**LETTER OF INTENT; 12/6/21
MEADOWLAKE HANGAR – 8140/8150 CESSNA DRIVE**

John P. Nelson Associates
1626 E. Pikes Peak Ave.
Colorado Springs, CO 80909
December 6, 2021

- 1 Owner: Ryan and Erin Schneider
 2610 Fairmount St.
 Colorado Springs, CO 80909
 Applicant: John P. Nelson Associates
 1626 E. Pikes Peak Ave.
 Colorado Springs, CO 80909
 Consultant: (same as applicant)

- 2 Site location: 8140/8150 Cessna Dr., Peyton, CO 80831
 Site size: 3.26 AC
 Zoning: R4 GA-0

- 3 Request: The request is for review and approval of a Site Development
 Plan for the construction of a 10-unit airplane hangar building.
 Justification: The proposed project is consistent with the specific zoning and design
 intent for the existing Meadowlake Airport complex and with the master
 plan for the airport.
 - Regulations: The proposed project will meet a need for additional hangar space and will comply with applicable zoning standards and related FAA standards for airport facilities.
 - Not Detrimental: As a small 10-unit hangar building, the proposed project will not be detrimental to the public health, safety and welfare of the present or future residents of El Paso County and will conform to all other applicable County rules, regulation and ordinances.

- 4 Existing and proposed facilities: The site contains one small storage building that will be removed upon construction of the proposed Hangar #1. The project will involve construction of a new, 10-unit airplane hangar building, approximately 11,900 SF in size. The location and size of two potential future hangar buildings is shown on the site plan.

- 5 Traffic/Road Impact: Any road impact fees, as calculated by El Paso County, will be paid at the time the building permit for Hangar #1 is issued. Traffic impact generated by the 10-unit hangar building will be minimal, and will involve no more than 50 trips per week.

- 5 Landscaping: The proposed landscape design by Higher Ground Designs is consistent with the other hangar facilities at Meadowlake Airport. An airport facility by its nature doesn't allow traditional landscape elements like trees that could pose a risk to air traffic.. A landscape variance request letter by John Mackay with Higher Ground Designs, dated 4/12/21, is included by reference as part of this letter of intent.



4-12-21

El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

RE: Alternate Landscape Plan Request

Location: Meadow Lake Hangar, 8140 Cessna Drive, Peyton, CO, El Paso County

Ryan Houser,

On behalf of Nelson & Associates, we are requesting approval for alternate landscape plan including, parking lot tree requirements and internal tree requirements based on the following points.

- Waive motor vehicle parking lot tree requirement for 1 shade tree for 5 spaces.
 - Trees should not be installed on the airport property near the hangar for safety and visibility reasons.
 - There are no trees near the existing hangars on the property.
- Waive internal tree requirement for 15 trees (based on 7,105 SF of internal area)
 - Trees should not be installed on the airport property near the hangar for safety and visibility reasons.
 - There are no trees near the existing hangars on the property.

Thank you for your consideration in this matter.

John MacKay, PLA