

TAYLOR ARCHITECTURE & DESIGN, LLC

May 22, 2017

El Paso County
Planning & Community Development Department
Gabe Sevigny, Planner I
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: JW Hardwoods – 21875 East Highway 24, Peyton, Colorado

Dear Mr. Sevigny,

Johnny and Wendie Greeley are the owners of JW Hardwoods a woodworking/millwork company. They are proposing a new Fabric Structure on their site at the above address for the sole purpose of lumber storage. There will be no exterior storage and the lumber storage shall support their adjacent existing wood shop building.

JW Hardwoods is a family (husband & wife) business with a maximum of 14 occupants in both buildings total. This accounts for the owners plus no more than twelve (12) employees. To accommodate these occupants we are showing 14 parking spaces in a gravel parking lot on the site. These 14 spaces include 13 standard 9' X 18" spaces and one 9' X 18' Handicap Accessible space with an 8' X 18' access aisle directly adjacent.

JW Hardwoods does wish to have a single Freestanding sign to advertise their business. They do not plan to add any new exterior lights to the property.

We are requesting an alternate landscaping plan be approved as shown on the site plan for a total of six (6) trees and six (6) shrubs along the existing gravel drive and near the new gravel parking area. The current code requirements detailed below, we feel, are extraneous and inappropriate for this more remote, rural location along Highway 24. Additionally the screening requirements would require disturbance of native soils and grasses that we would prefer remain intact as part of the local ecosystem. Furthermore the owner's well permit only allows for irrigation for residential lawn area (for the future housing to be located on the property) and not for commercial landscaping.

County Code Requirements:

6.2.2. (B) – Roadway Landscaping Requirements

Expressway: 1 tree per 20' of Frontage [$\sim 855.5' = 43$ trees]

6.2.2. (C) – Parking Lot Landscaping Requirements

(1) 1 tree per 15 parking spaces [14 space = 1 tree]

(5) Screening

6.2.2. (E) – Internal Landscaping

(2) 5% of lot landscaped and 1 tree per 500 sq.ft. [1,524,732 sq.ft. = 3,050 trees]

As you can see the current code would require over 3,000 trees which, we believe, would be out of place for this high plains setting. Therefore we propose the above stated landscaping and wish to keep the balance of the site with the native grasses that are prevalent throughout.

If you have any questions regarding our responses or need additional clarification please contact me via email at Zachary@Taylor-AD.com or via phone at 719-475-1727.

Sincerely,



Zachary Taylor, AIA - Principal Architect