



# Drexel, Barrell & Co.

July 11, 2024

El Paso County Planning & Community Development

**Attn: Lacey Dean**

2880 International Circle

Colorado Springs, CO 80910

Engineers/Surveyors

Colorado Springs  
Lafayette

**RE: Minor Development Plan Amendment - Letter of Intent**

**PCD File No: PPR232/COM2410**

**1036 Maxwell Street (Tax schedule #6504103009)**

101 Sahwatch St., Suite 100  
Colorado Springs, CO 80903

719 260-0887  
719 260-8352 Fax

Ms. Dean,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Minor Amendment submittal to the Site Development Plan for 1036 Maxwell Street.

The approximately 0.51 acre site is currently occupied by the Spirit Life Restoration Church. A development plan application (PPR232) to construct a new pre-fab metal building on the property to function as a food pantry, was approved in February 2023. This minor amendment is requested in order to adjust the location of the proposed new building approximately 10-ft to the west.

The following information was provided for the original development plan submittal (PPR232) and remains here for reference.

### **Location and Zoning**

The project is located at 1036 Maxwell Street just north of the Maxwell Street and Claiborne Road intersection, in Security-Widefield. The property is currently zoned as CC (Commercial Community).

### **Existing Facilities**

The existing site is currently occupied by the Spirit Life Restoration Church. Parking is provided in an asphalt parking lot adjacent to Maxwell Street, with overflow parking accommodated on the property to the north by mutual agreement. Utilities are provided to the site from Cambridge Avenue to the west.

### **Proposed Facilities**

An open area to the west of the existing church building is proposed to be developed as a food pantry. The proposed building is approximately 1,800 sf one-story and is to consist of pre-fab metal.

A concrete pathway will be provided to the front of the new building, ensuring ADA access from the public right-of-way, and The existing parking lot will be restriped to provide for additional parking spots and adjacent drive aisles. As mentioned above,

the mutual overflow parking agreement with the adjacent property owner to the north will remain in place.

A landscape plan was approved with the original application, and is included with this submittal for reference. The adjustment of the proposed food pantry to the west will necessitate removal of a Pine tree that was identified to remain. The landscaping will be adjusted around the new proposed footprint to follow the intent of the plan. The remaining lot coverage and tree/shrub count is sufficient to meet criteria.

### **Land Development Code Compliance**

The proposed development is in conformance with the Land Development Code and use standards for the Commercial Community (CC) zoning.

### **Utilities**

Water and sanitary sewer services will be provided by Stratmoor Hills Water and Sanitation Districts. Electric and natural gas will be provided by Colorado Springs Utilities. The communications provider will be contracted by the developer.

### **Drainage/Floodplain**

Stormwater drainage will continue to follow existing drainage paths out to Maxwell Street to the east. The site is not currently located within a 100-year floodplain as determined by the FEMA floodplain maps.

### **Contact Information**

#### **Owner:**

Spirit Life Restoration Church  
1036 Maxwell Street  
Colorado Springs, CO 80906

#### **Consultant:**

Drexel, Barrell & Co.  
Mr. Tim McConnell, P.E., President  
3 South 7<sup>th</sup> Street  
Colorado Springs, CO 80905  
719-260-0887 phone  
[tmccconnell@drexelbarrell.com](mailto:tmccconnell@drexelbarrell.com)

We trust you find our application for the 1036 Maxwell Street Site Development Plan Minor Amendment acceptable. Please call if you have any questions or require any additional information.

Respectfully,



***Drexel, Barrell & Co.***  
Tim D. McConnell, P.E.  
President