



Drexel, Barrell & Co.

June 25, 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.

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 7th Street
Colorado Springs, CO 80905
719-260-0887 phone
tmccconnell@drexelbarrell.com

We trust you find our application for the 1036 Maxwell Street Site Development Plan Minor Amendment acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



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