

Special Use Letter of Intent

Project Information

Address: 10634 & 10658 Maltese Pt.
Peyton, CO 80831
Tax Schedule No: 5311101002 & 5311101003
Legal Description: LOT 2 ROLLING THUNDER BUSINESS PARK & LOT 3 ROLLING THUNDER BUSINESS PARK
Existing Zone: PUD

As you are proposing approval of multiple uses, the use that generates the most trips shall be used (i.e. retail). There are many retail uses that generate a significant amount of traffic. Without further defining the retail use that you are proposing a traffic study by a licensed engineer will be required.

Existing and proposed facilities

This application proposes a new site development and 7,500 S.F. core & shell building on a vacant lot for retail, general office, or medical office use. The building will maintain consistency with the surrounding/neighborhood properties in regards to building use and general design.

Request

We are requesting that retail, general office and medical office uses be approved as allowed uses on this lot. These uses are currently listed as a special use in the PUD.

Justification

The proposed special use compliments the applicable Master plan since the area is already occupied with various small businesses for office/warehouse use. General office and retail space are needed in the area for growth and will not disturb the surrounding properties with regards to traffic, light, or noise.

The special use will be in harmony with the character of the neighborhood as the proposed building Architecture and site design are per the guidelines set forth in the development plan and is consistent with the surrounding buildings.

The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area. Sufficient parking has been provided within the site for the proposed uses.

The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution. All site lighting shall be downcast lighting.

The special use will conform to all other applicable county rules, regulations or ordinances.

Please provide a statement indicating that a drainage letter has been submitted with the concurrent site development plan application