

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

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.

In reference to the El Paso County Policy Plan;

The uses proposed on this lot encourage Quality Economic Development and provide a greater sense of community by providing a wider range of allowed uses and small businesses to open and thrive in the area, which in turn, creates a greater potential for new jobs per Policy 5.1.

Per Policy 6.3.4. The proposed uses are compatible with the surrounding commercial land uses, and does have an adverse impact in terms of intensity, traffic, or other potential impacts in comparison with the current allowed uses in the development.

Per Policy 6.3.6; Smaller commercial and office uses should be allowed as the proposed uses would be located within; or convenient to, the growing residential population in the area. These uses are currently limited and needed in the general area, and compliment the continuing population growth. Per policy 6.6.6. The infrastructure available to this lot supports the proposed uses listed.

Per Policy 6.3.9; The proposed uses provide a combination of needed uses in the area which effectively manage the continued growth and encourage development and job growth within the region.

Per the Falcon/Peyton Small Area Plan Policy 4.4.5.1; Adequate existing transportation and utilities are available for the lot, and adjoining existing land uses are adequately buffered as set forth in the PUD.

Per the Goals and Policies listed in the El Paso County Water Master Plan; We estimate that the site will use 0.69 acre feet of water a year or 5684 gallons per day. This is in line with the typical use of a commercial building on a 1-acre lot.

The water supplier, Falcon Hills Metropolitan District agrees with our estimate and says they have 'budgeted' this amount of water for the sites use.

Using this amount of water will not exceed any allocated water totals. Therefore adequate water is being used efficiently used for this development per Policy 1.1.1.