



Letter of Intent

RUCKUS INVESTMENTS – SITE DEVELOPMENT PLAN

PROJECT ADDRESS: 10659 MALTESE PT., Peyton, CO 80831 **Tax ID:** 5311101011

PCD PROJECT #: PPR 21-024

Attn:

John Green, Project Manager
El Paso County, Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Existing and Proposed facilities

The project is located in the Rolling Thunder Business Park PUD (PUD-08-002) and Amendment to Falcon Highlands PUD filed under reception # 221165352.

This application proposes a new site development and (2) 10,800 S.F. commercial core and shell buildings on an 84,148 S.F. lot. The future uses for the buildings shall include office/warehouse uses which are listed in the approved PUD development plan and amendment previously mentioned.

The proposed site design, including landscaping, site lighting, and grading and proposed utilities have been carefully considered to conform to the approved, previously mentioned PUD guidelines and the current El Paso County Land Development Code.

Anticipate parking spaces for the two (currently core & shell) buildings are expected to require approximately 32 stalls, in which 32 stalls are provided. The parking capacity shall be calculated upon each future interior finish project. Parking is provided per section 6.2.5. of the current LDC.

The proposed lot coverage for the structures is 24.8%, which is below the maximum overall allowable lot coverage of 25% per the development requirements. The building height is calculated at 22ft above finished grade, which is below the maximum building set forth in the PUD guidelines.

The landscape design for 10659 Maltese Point meets the minimum code for El Paso County. There are three non-arterial streets surrounding the property with 24 trees required and provided. There are 32 parking spaces with three shade trees required and provided.

The internal landscape area is provided around the buildings and parking area exceeding the minimum area required. For the internal area 9 trees are required with 6 trees and 30 shrub substitutes provided. There are no landscape buffers required for this project. The plant material chosen for this design is drought tolerant and were selected from the approved El Paso County plant list.

There is no high-water grass sod provided on this site. There is a small amount of native grass seed located in the detention pond. All together this project will compliment the surrounding area and be a good example of xeric design.

Parking lighting shall be via low profile, full cut off light standards to minimize light pollution to neighboring properties. All exterior structure mounted lighting shall also be down casting and limited to levels required for safety and security.

The proposed development is expected to generate approximately 210 vehicle trips on the average weekday, with half entering and half exiting the site with approximately 32 trips occurring during the morning peak hour and 31 trips during the evening peak hour. No additional auxiliary lanes or other improvements are required for the proposed development.

The previously approved site generated Traffic estimated a total of 1,690 vehicle trips per day (*Rolling Thunder Business Park Updated Traffic Study, May 2008*) whereas the proposed buildings with this development, along with the previously approved uses (shopping center and brewery), and existing trips generated by the business park is projected to generate a total of 1,404 trips per day, less than what was originally estimated.

There are two proposed access points into the site with one onto Maltese Point and the other onto Firehouse View. Both accesses are full movement. The intersections of Maltese Point/Firehouse View and Rolling Thunder Way/Firehouse View are also full-movement with two-way stop control.

For more information, please see the Transportation Memorandum by LSC Transportation Consultants, INC. LSC#S214220, dated November 17, 2021.

The development is located within the Falcon Highlands Metropolitan District (FHMD, the District) service boundary. Falcon Highlands would be the water provider for this facility, which Woodmen Hills Metropolitan District (WHMD) would provide wastewater service (collection and treatment) for the facility.

The expected Water Demands and Wastewater Loads have been calculated in the water resources report created by JDS-Hydro, dated January 2022. Based on this report, the total expected indoor & Irrigation Water demand is 2,667 Acre Foot per Year and the expected Wastewater Load is 1,944 gallons per day.

The report indicates that the FHMD has adequate water supply to meet the needs of the proposed building on a 300-year basis. Additionally, WHMD has adequate waster system and treatment capacity to provide waste water service to this proposed land use.

For more information, please refer to the previously mentioned report.

Regards,
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