

LETTER OF INTENT
ABC Landscaping Warehouse/Outdoor Storage Rezone and Preliminary / Final PD Site Plan
ABC LANDSCAPING, INC.

May 12, 2020

PARCEL NUMBER: 7111300002

OWNER/APPLICANT

ABC Landscaping, Inc.
Dean Couture, President
3870 Mark Dabbling Blvd
Colorado Springs, CO 80907

SITE INFORMATION

The site consists of 5 acres and is located west of I-25 about a half mile north of Hwy 105 on Beacon Lite Road in the Town of Monument. The site has areas of mature vegetation and is primarily rolling topography. The site is zoned PCD. There are 3 vacant parcels to the south that are zoned commercial. There is a large acreage vacant lot (zoned RR-5) to the west and three vacant parcels also zoned PCD to the north.

REQUEST

The request is to re-locate the ABC Landscaping, Inc. business to this site. The landscaping business is family owned and operated. Most of our business is done in the Monument area.

ABC Landscaping, Inc. requests approval of the following applications

1. A rezone of a 13 acre property (Tax ID: 7111300002) from PCD to PD
2. A preliminary / final PD site plan for ABC Landscaping will accommodate a warehouse and outdoor storage yard on the lot.

The proposal is to construct a small structure for a shop (approx. 5,120 sf/less than approx. 2% of overall square footage of property) along with an outdoor yard for materials, equipment storage and parking. The improvements will be located on the open and flat north part of the site. The lot has several native Ponderosa Pines on site. While some will have to be cleared for the uses proposed, we will be transplanting several to create a natural screen along I-25 and Beacon Lite Rd. Also proposed is to transplant several trees around the new shop to also further screen the structure. The intent is to have in time a natural screen, this will require placing trees at a 25' staggered spacing in areas that don't already have existing screen. The site was decided on in part because of the amount of trees already on site. There will be minimal drainage disturbance - existing drainage ways will be maintained. Applicant would like to ask for a waiver of the need for a drainage report because the impermeable surfaces in only about 2% of the total lot square footage.



Applicant will keep some of their trucks and equipment inside the shop. Most times the equipment is on job sites. There will be concrete storage bins (similar to the bins at Pioneer Sand Co.) The bins will be for rock, mulch, and soils. There will be other piles stored on the site (maximum height of 15') Other outside construction materials and equipment stored outside could be but not limited to excavation equipment, trailers, tractors, trucks, pallets of materials, boulders, timbers, forming materials etc. Applicant has always had and will continue to have a very neat shop and yard as we believe this is a direct indicator of our quality of work.

UTILITIES

Water, sewer, electricity, and gas are located in or adjacent to Beacon Lite.

ACCESS

The site will be accessed off of Beacon Lite Rd. ABC will get with the Tri-Lakes Monument Fire Protection District and they will provide a Commitment Letter to Provide Fire and Emergency Services. Applicant will be putting in a 30' wide X 60' deep access (off road pull in area) which will allow for vehicles coming and going to get off of Beacon Lite Road safely.

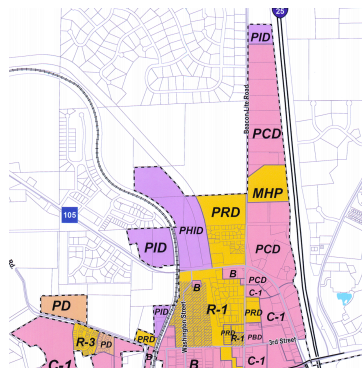
LANDSCAPING AND VISUAL IMPACT

Mature trees will screen the shop from all sides. New landscaping is proposed on the SW corner of the shop. The shop will be mostly screened from view due to mature trees. With the proposed new trees and distance between trees there will be very limited visibility from adjacent properties. A chain link fence is proposed for security reasons around the entire lot. The trees will be located inside the fence which will allow for better maintenance and watering of trees. Landscaping plan has been submitted (sheet 4 of plan package) and a Visual Impact Analysis from surrounding properties has been produced (sheet 8 of the plan package).

CURRENT ZONING

The proposed rezoning of Planned Development (PD) is requested in the context of Section 17.40.050 of the Municipal Code, which indicates that any property subject to a previously approved PD (which includes PCD and PID), that has not been platted and for which a certificate occupancy has not been issued, shall be rezoned (via a major PD amendment) to PD at no cost to applicant. The property is currently zoned PCD

Map: Extract from town of monument zoning map



BUSINESS OPERATIONS

Currently, the business is typically open about 10 hours/day and 4-5 days/week. The landscaping employee crew typically consists of 4 – 6 people who come to the shop in the mornings, load up the vehicles with materials and equipment and then leave to go to jobs in the area. In addition, the business owner and a part-time assistant work at the shop during the day. The crews return at the end of the day around 5 pm and unload their materials. Clients and customers generally do not visit the shop/yard as ABC Landscaping, Inc. as it is not a retail business. There are currently no plans to expand the number of employees or the number of days per week the business is open.

WILDFIRE MITIGATION

The shop and yard will be constructed in an open area. Wildlife mitigation will be performed by placing the gravel-surfaced yard for landscaping materials and equipment around the perimeter of the shop building. The Tri-Lakes Monument Fire Protection District will provide a Commitment to Serve Letter. Currently there are 3 fire hydrants in close proximity.

NATURAL RESOURCE ANALYSIS

There is a small drainage swale running primarily north to south. It will remain as is.

TRAFFIC IMPACT

Traffic impact will be minimal on this site due to the small number of employees and the lack of customers driving to the property. The table below reflects the information in the Business Operations section above and concludes that there will only be around 20 trips/day total to and from the business.

Daily Vehicle Trips

7 AM: 6 employees arrive on site =	6 trips
8 AM: 4 trucks leave site loaded with materials =	4 trips
5 PM: 4 trucks return to site	4 trips
<u>5:30-6 PM: 6 employees depart site</u>	<u>6 trips</u>
Total Daily Trips =	20 trips

JUSTIFICATION FOR REQUEST

ABC Landscaping has been wanting to move north for years. The proposed land use is appropriate for this site due to the following:

- Proposal meets Use Criteria
- In the Town of Monument Planned Commercial District
- Adjacent to similar uses



- Nearest residence is 500 feet to the northwest (across Beacon Lite Rd. and screened from view of the shop by large trees and topography)
- The use proposed is a small landscaping business with minimal traffic and minimal overall site impact

MASTER PLANS EVALUATION

The proposed use fits within the Tri-Lakes Area Concept Plan. This is consistent with the proposal for a small landscaping business.

APPROVAL CRITERIA

The proposed Use is in general conformance with the goals, objectives, and policies of the Master Plan and the Town of Monument Future Land Use Plan.

- **The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County;**

The small landscaping business is entirely consistent with the surrounding area as shown and described in the graphics above and it fits well with the existing and future development of the area

- **The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project;**
- **The proposed use will not adversely affect wildlife or any drainage areas;**

The improvements proposed avoid all sensitive areas located on the site.

- **The site plan for the proposed use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or**

The proposed site plan shows adequate on-site parking for the small number of employees utilizing the site, including one ADA approved parking space. The proposed landscaping will assist in screening the shop and yard. Existing mature vegetation screens the improvements from view from all sides. There is a very minimal impact on Beacon Lite Rd relative to additional traffic – only 20 additional trips per day.

- **Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed use as designed and proposed.**

Submitted by



ABC Landscaping, Inc.

Dean Couture, President

