

18 Jan 2022

Dr. Houser Dental Office Addition – Minor Site Development Plan Letter of Intent

PROPERTY DATA

Schedule number: 5301104003
Legal Description: LOT 2A BENT GRASS EAST COMMERCIAL FILE NO. 2A
Parcel size: 30,477 S.F.
Zoning: CS
Land Use: Dental Office (existing & proposed, no change)
Address: 8011 Meridian Park Drive, Peyson, CO 80831
Existing building area: 3,516sf
Addition footprint: 975sf
Total Building footprint: 4,491sf
Lot Coverage: 4,491 / 30,477sf = 14.7%

Owner/Applicant Data

Owner: Jamin Houser / 8011 Properties LLC
8011 Meridian Park Drive
Peyson, CO 80831

add phone number
and email

Applicant: Bucher Design Studio
12325 Oracle Blvd. Suite 111 Colorado Springs, CO 80921
(719) 484-0480

add email

1. DESCRIPTION

The proposed project is a 1,030sf (2-story) addition to an existing dental office building. The existing site is fully developed and was most recently approved via County planning in 2018 (PPR-18-050).

2. JUSTIFICATION OF USE

The addition is needed to provide expansion area for a growing dental office in the Peyson area. This will provide six new exam rooms, additional sterilization and x-ray area, more room for staff breaks, doctor office area, and storage space. As a growing practice, these additional areas are needed to keep up with increasing patient and staff needs.

3. EXISTING AND PROPOSED FACILITIES

The existing building is a single story 3,516sf wood framed structure on a modest 30,477sf site. The site was originally developed in 2016 and amended in 2018 to expand the parking lot. The building expansion, on the west side of the building, will have a limited impact to the overall site. The addition footprint will remain within the existing parking lot and walkway perimeter. The internal landscape area will be reduced but enough landscape area will remain to comply with the current El Paso County Land Use Code. Since the majority of the site is proposed to remain existing, it is not our intention to revise the site grading and drainage conditions. Utilities will be left in place. No new power, sewer, or water facilities are expected to be needed for the building addition. Site lighting is proposed to remain as it exists. Parking is calculated to meet the current Code requirements; no new parking is proposed with 28 total spaces. One item that will be revised in the site is the trash enclosure. In reviewing the existing conditions, the trash enclosure was not located in accordance with the approved PPR site plan. This addition is proposed to place that enclosure as shown on the approved plan.

Parking lot landscaping

The plan that was approved in 2018 does not seem to fully comply with the current Land Use Code. There are no landscape islands (or fingers) that terminate the parking rows and no islands exist within the 16-space parking row. It seems apparent that trying to meet this requirement would require the re-striping of the lot and end up reducing the parking to less than what is required. With consideration for this situation, we request that the consideration of an “alternative landscape plan”, that provides the required tree quantities but without the parking lot landscape islands to avoid interfering with the existing accessible parking and overall parking quantities. Please see Request provided by Higher Ground Designs.

Traffic Considerations

In reviewing the 2016 traffic study for this property performed by LSC for PPR167, it was projected that approximately 127 trips would be generated on the average weekday. With the business operating with 10 employees and seeing about 48 patients per day, this projection seems to be reasonably accurate, if not slightly above the actual traffic generated. We estimate this existing facility generating 116 trips (2 trips per patient and employee for ingress/egress from the site). For this addition, to project the trips as a factor of the floor area ratio of existing to proposed ($5,403 \text{ sf total floor area proposed} / 3,515 \text{ sf existing} = \text{a ratio of } 1.53$), this would result in an increase of approximately 61 trips for a total of 177 trips on an average weekday. This addition is still dramatically below the July 2014 study (as referenced by the 2016 study) by 481 trips. It is our estimation that the increased floor area of the proposed addition will have little impact on the area traffic demands, still well within prior traffic study limits.

Regards,
Jason Shoudis, Architect
Bucher Design Studio, Inc.



1-7-22

El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

RE: Alternate Landscape Plan Request

Location: Falcon Dental, 8011 Meridian Park Drive, El Paso County

To plan reviewer,
We are requesting approval for alternate landscape plan for this lot based on the following point.

Motor vehicle planting islands

- Waive motor vehicle tree island requirement.
- Justification
 - This site is existing and previously approved without shade tree islands
 - The parking space layout accommodates ADA and adding an island would interfere with the current layout
 - Two shade trees for motor vehicle space requirement are provided

Thank you for your consideration in this matter.

John MacKay, PLA

please explicitly request this as an "alternative landscaping plan." specify what is required vs. what you are requiring.

A tree of a type suitable for parking lots shall be provided for every 15 parking spaces in parking lots with 15 or more parking spaces. The required trees may be clustered and shall be located in a manner which will divide and break up expanses of paving and long rows of parking and create a canopy effect over the parking lot. If this will not be provided, please state as such in the letter of intent where you will need to request an "alternative landscaping plan."