

24 Nov 2021

## **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

Address: 8011 Meridian Park Drive, Peyton, CO 80831

### **Owner/Applicant Data**

Owner: Jamin Houser / 8011 Properties LLC  
8011 Meridian Park Drive  
Peyton, 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 Peyton 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 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 parking space row. It seems apparent that trying to meet this requirement will require the re-stripping of the lot and end up reducing the parking to less than what is required or find space for more parking which would reduce the landscaping a commensurate area as we are adding and likely end up in non-compliance in some other way. With consideration for this situation, we request that the provision of additional parking lot landscaping be waived or least be considered "grandfathered in" since this is a previously approved condition.

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

Per previous EA meetings please state the expected increase in traffic to the site due to the proposed addition. Also, please confirm the increase in traffic will be in compliance with the approved traffic impact study from PPR167.

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