

1 March 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, Peyton, 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
(303) 304-1430
Jamin_H@yahoo.com

Applicant: Jason Shoudis, Architect
Bucher Design Studio
12325 Oracle Blvd. Suite 111 Colorado Springs, CO 80921
(719) 484-0480
jason@bucherdesign.com

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. It is our intention to alter as little of the site as possible to accommodate this addition. The new area footprint will remain within the existing parking lot and walkway perimeter. The internal landscape area, although reduced, will remain in compliance with the current El Paso County Land Use Code. Grading and drainage conditions are expected to remain as-is. A new drainage letter is provided to justify this approach. 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 site item that will be revised 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 proposes to place that enclosure as shown on the approved plan.

Parking lot landscaping

Parking lot landscape conditions are desired to be left as they exist. The current conditions were approved in 2019. It is apparent that, although this was a recent amendment to the site, the parking lot landscaping is not in full compliance with the current County ordinance with regards to the parking lot island trees. Please see the request letter provided by Higher Ground Designs for further elaboration for an “alternate landscape plan” consideration.

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 new projected traffic 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.



2-22-22

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 the parking lot requirements for this lot based on the following.

CODE SECTION:	Part 3, Section 1, Parking Lot Requirements
REQUIREMENT:	One parking lot island for every 15 open parking stalls with more than 15 spaces and end of row islands/landscape area for shade trees. Two shade trees are required based on 30 parking spaces.
PROPOSAL:	Request alternative compliance for the parking lot islands and trees. Do not install any additional islands or shade trees.
JUSTIFICATION:	<p>There are two shade trees located at the southeast corner of the property that shades a portion of the parking area. There are 10 additional trees located along the south boundary that shade the parking area during late afternoon sun.</p> <p>The site was re-designed and approved in 2019 expanding the parking spaces exceeding 15 spaces without islands. The county approved this plan, and it was constructed accordingly.</p> <p>The owner of the property does not want to lose any parking for the facility operations.</p>

Thank you for your consideration in this matter.

John MacKay, PLA

www.highergrounddesigns.com