

May 12, 2021

El Paso County Development Services
2880 International Circle Suite 110
Colorado Springs, CO 80910

This letter needs to acknowledge the billboard circumstance on the site. Is there an existing billboard? If so, how big is it and will there be a size increase? Is Lamar intending to use billboard credits? If so, please review LDC Sec. 6.4.9(D). If you are not using a billboard credit, the maximum size is 245 sq. ft.

Letter of Intent

Lamar Advertising is requesting Special Use approval to install a billboard.

Include phone number and email contact for both owner and applicant.

1. Property Owner: Roots Properties, LLC
Attn: Levi Heidrich | Ph. 719-659-8598 | Email: Levi@ColoradoTreeFarmNursery.com
7440 Templeton Gap Road
Colorado Springs, CO 80923

Applicant: Lamar Advertising
Attn: Adam Sanchez | Justin Johnston
2110 Naegele Road
(719) 473-4747
Colorado Springs, CO 80904

This property is subject to the CAD-O overlay district. You need to demonstrate how the proposal meets the criteria of this overlay district as well. See section 4.3.1 of the Land Development Code for more information.

2. 7440 Templeton Gap Road – Tax Parcel No. 5307000040. 5-acre Parcel. Zoning for the location is in CC- district
3. New Build Off Premise Billboard, proposed billboard back to back digital 10'6"x 36" (378sq.ft each.) 2 Digital faces (Daktronics with Self Dimming Capabilities) The Property is currently zoned CC. The CC zone districts allow billboards. This zoning district allows for billboards as a conditional use which would be consistent with the intent and purposes of that zoning district.
4. The existing parcel / facilities, are used and owned by Heidrich's Colorado Tree Farm Nursery LLC. Which was founded in 1977. The current use of the property will remain the same other than of the proposed billboard.
5. Waiver of request and justification- N/A
6. The Purpose and need for the change in zone classification- N/A
7. The total acres in the requested area is which is referenced in #2 as a 5-acre lot. The area used for our proposed billboard is 15 cubic feet.
8. The total number of residential units and densities is N/A
9. The number in industrial or commercial sites proposed is N/A
10. Approximate floor area ratio of industrial and or commercial uses-N/A
11. The number of mobile homes is N/A

12. Typical lot sizes in length and Width-N/A

13. Type of recreational Facilities-N/A

14. If phased construction is Proposed-N/A

15. Anticipated schedule of development. Upon receipt of local permit, this project typically would be completed in 12 to 16 weeks. The actual construction and installation should only take a week or so. The order and delivery of materials would take up most of the time.

16. Water and sewer provided is N/A

17. Proposed uses relationship between use and destinies will remain the same.

18. Areas of required landscaping is N/A

19. Proposed access locations. Would remain the same.

20. Approximate acres and percent of land to be set aside for

This does not provide justification for consistency with the specific goals, objectives, and policies of the components of the master plan. Please contact the PCD Project Manager for assistance. You should be providing justification for consistency with the EPC master plan and the water master plan.

- *The special use is generally consistent with the applicable master plan;* special use request for digital is consistent with master plan submitted for billboard sign.
- *The special use will be in harmony with character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area:* With the exception of one property that is zoned RR-5, all other adjoining properties are zoned commercial or industrial. Therefore, this request will be in harmony with the character of the neighborhood, and compatible with the existing and allowable land uses in the surrounding areas. **No property zoned RR-5 adjacent to this one. Property to the south is zoned A-5. Horseshoe Rancheros is zoned RR-5 and located southeast of here. Property to the north is located in the City and is used for multi-family residential purposes. You still need to explain how the request is compatible.**
- *The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner:* The billboard structure would not require any additional items such as parking, etc. It would not require additional services such as utilities that would add to the existing uses of the property and would not result in an over-intensive use of the land.
- *The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access:* There will be no impact on traffic during servicing or operations of the billboard. Upon completion, this billboard would be serviced two-three times a year. Each service would be done within the parcel in which the billboard is located.
- *The special use will comply with all applicable local, state, and federal laws and regulation regarding air, water, light or noise pollution:* This billboard structure emits no air pollution, requires no water, and does not make noise. The light intensity is monitored by electronic sensors that dim the display. **The lighting plan that was provided shows extensive light spillage onto adjacent properties. See below for more information.**
- *The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County:* Lamar advertising utilizes modern equipment and materials and considers safety and welfare of the present or future residents of El Paso County will not be negatively impacted.

- *The special use conforms or will conform to all other applicable county rules, regulations or ordinances:* Upon approval of the special use, Lamar will acquire all necessary permits in conformance with the established regulations and ordinances.

LDC Sec. 6.2.9(B)(3)(c) - billboards with EMD. Provide justification that the below criteria is being met with the request.

Thank you for the consideration.

Sincerely

Adam Sanchez | Justin Johnston
Lamar Advertising

(c) **Electronic Message Display (EMD).**

- (i) **Special Use Required.** Any use of EMD shall require approval of a special use permit. Conversion of existing static display to EMD may be approved administratively, Conversion of existing static displays within any restricted corridor are not eligible for administrative approval. New billboards proposing EMD shall require Board approval.
- (ii) **Animated with Special Use Approval.** Animated or other video messages require Board of County Commissioners authorization through the standard special use process. Animation shall not be authorized administratively.
- (iii) **Message hold time.** Each message on an electronic message display shall be displayed for at least 4 to 8 seconds.
- (iv) **Transition methods.** The transition between messages display shall be instantaneous. Transitional effects shall be limited to instant (slideshow), fade, dissolve, circle out, diamond out, jaws, zoom, wipe left, wipe right, scroll, and travel.
- (v) **Transition duration.** The interval between messages shall be instantaneous.
- (vi) **Brightness (to include auto dimming).** Unless otherwise varied by the special use, all electronic message displays shall be equipped with technology that automatically dims the electronic message displays according to ambient light conditions to a luminance, or nighttime brightness level of up to 500 NIT, which will result in a reduction of display brightness between 5% and 25% depending on the resolution of the sign.
Documentation shall be provided from the sign manufacturer which verifies compliance with auto dimming and brightness requirements.
- (vii) **Malfunction Default and Repair Status.** All electronic message displays shall be equipped with the ability to be shut off within 24 hours that a malfunction occurs, including the demonstration of prohibited transition methods. Signs under repair shall also be shut off.

LDC Sec. 6.2.9(B)(4) - setbacks and location standards. Provide justification that the criteria is being met with the request.

(4) **Setbacks and Location Standards.**

- (a) **Setbacks.** Billboards shall maintain the minimum setbacks of the zoning district in which the billboard is located. Where a zero lot line setback is allowed for buildings, the setback for a billboard shall not be less than 10 feet.
- (b) **Location Standards.**
 - (i) **Not Placed on Roof.** No billboard shall be placed on the roof of any structure.
 - (ii) **Not Cantilevered Over Any Structure.** No billboard shall cantilever over any building or structure.
 - (iii) **Restricted Corridors.** No billboard shall be allowed within 660 feet of the nearest edge of the right-of-way along any of the following restricted corridors except for the removal and replacement of nonconforming billboards within the same corridor. Billboards with faces which are not visible from the restricted corridors are exempt from this requirement. The restricted corridors include: Interstate 25, State Highway 24, State Highway 24 Bypass, State Highway 115, State Highway 105, Drennan Road (from Hancock to the Municipal Airport).
 - (iv) **Additional Restrictions Along State Highways.** Signs along highways as defined in C.R.S. §§ 43-1-203, et seq. and 43-2-101(1) and signs along the Interstate system of highways as defined in C.R.S. § 43-2-101(2), are prohibited unless the signs conform with all of the requirements of the Outdoor Advertising Act, C.R.S. §§ 43-1-401, et seq., and any rules and regulations promulgated by the CDOT pursuant thereto and any applicable federal law and rules and regulations.
- (c) **Spacing Standards.** The following spacing criteria shall apply to billboards:
 - (i) **Billboards Spaced 1,000 Feet Apart.** No billboard shall be spaced less than 1,000 feet from any other billboard, except in the I-3 Zoning district, where the spacing shall be no less than 400 feet.
 - (ii) **Spacing Measured Along Road Centerline.** The spacing between billboards shall be measured horizontally along the center line of the road to which the sign is directed.
 - (iii) **Billboards within 250 Feet of Intersection.** Only 1 billboard shall be placed within a radius of 250 feet of the center point of any road intersection.
 - (iv) **500 Feet from Residential Zoning Districts.** No billboard shall be placed within 500 feet of any residential zoning district. The 500 foot distance shall be measured as a radius from the proposed billboard location to the nearest boundary of the residential zoning district.
- (d) **Billboard to Meet On-Premise Standards.** Billboards shall meet the general sign standards applicable for on-premise signs, except as otherwise provided for by this Section.
- (e) **Name of Owner to be Placed on Sign.** The name of the person owning, leasing, or controlling any billboard shall be placed in a conspicuous place on the billboard structure.