



Drexel, Barrell & Co.

August 16, 2021

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

3 South 7th Street
Colorado Springs,
Colorado 80905-1501

719 260-0887
719 260-8352 Fax

El Paso County Planning & Community Development
Attn: Ryan Howser, Planner II
2880 International Circle
Colorado Springs, CO 80910
719-520-6300

**RE: Letter of Intent
Mikey's Total Car Care
Lot 3, Lakeshore Industrial Park Special Use and Site Development
Plan**

Mr. Howser,

On behalf of Mikey's Total Car Care, LLC, please accept this letter of intent and the enclosed supplemental materials as Drexel, Barrell & Co's application and request for your review and approval of a proposed Special Use and Site Development Plan of Lot 3, Lakeshore Industrial Park. The 1.00 acre site currently consists of a 5,625 sf building being used as a commercial vehicle repair garage.

Location / Site

The site is located north of Lake Shore Court which is in the general area southeast of Powers Blvd. and Constitution Ave. The site subject area consists of Lot 3, Lakeshore Industrial Park.

Land Use

Lot 3 is currently being utilized as a commercial lot for a vehicle repair garage. The attached DP outlines the existing layout of the property.

Zoning

The current property zoning is I-2 CAD-O (light industrial). The current land use is not within its specified zoning. This letter of intent and development plan submittal is to request a Special Use deviation from this zoning.

The criteria for Special Use approval has been met in the following ways:

- The special use is generally consistent with the applicable Master Plan
The vehicle repair garage is consistent with the El Paso County 2021 Master Plan's Vision, Core Principles and Goals as well as being

Master Plan analysis should also include the Water Master Plan component

consistent as part of the Employment center within an employment priority area. One of the primary land uses of the Employment Center placetype is light industrial, which a vehicle repair garage would be consistent with. One of the supporting land uses of the Employment Center placetype is Commercial Service, which the vehicle repair garage is also consistent with. The first goal of the Master Plan is Land Use & Development and states, "Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County." The vehicle repair garage is a compatible land use with the surrounding land uses and will preserve the character of the area of the County in which it is located. The third goal of the Master Plan is Economic Development, which states, "Strengthen the economy with a skilled workforce and targeted investment." The vehicle garage meets this goal by offering a skilled workforce environment which strengthens the economy.

This should provide a discussion of the availability of those facilities and how there is enough

Please provide a statement regarding applicable road impact fees for the special use application.

- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area *A vehicle repair garage in a light industrial zoned area is compatible with the surrounding businesses and is in harmony with them. It does not disrupt their ability to do business in any way and vice versa.*
- 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 vehicle repair garage does not overburden the capacity of public facilities.*
- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access *A vehicle repair garage will not and has not created traffic congestion or hazards and its access is legal and adequate. A traffic memo has been submitted to El Paso County.*
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution *The vehicle repair garage will, and does, comply with all of these local, state, and federal laws and regulations.*
- 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 *A vehicle repair garage will not and has not been detrimental to the health, safety and welfare of the people of El Paso County.*
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances *The use of this land as a vehicle repair garage conforms with all other County rules, regulations and ordinances.*

Please provide a discussion of how these regulations are being met

Please provide a discussion of how - what is being done to mitigate the impacts to preserve the public health, safety and welfare?

Should reference the zoning district dimensional standards / setbacks, etc. here. Also include a discussion of LDC Sec. 5.2.28

Access / Roadways

The site is accessed from a private shared driveway on the east side of the site, which connects to Lake Shore Court.

Utility Services

Wastewater, Water, Electric and Gas services are currently existing on the site. Wastewater and Water are currently provided by Cherokee Metropolitan District. Electric and Gas are currently provided by Colorado Springs Utilities. No changes are proposed.

Schools

The project is located within Falcon School District #49.

Grading/Drainage

The majority of the site generally slopes to the southeast towards the driveway at a slope of ~1%.

A drainage report for the property has been submitted for review with this submittal package. There is no proposed grading for this project site.

We trust you find our application and request for the Special Use and Site Development Plan for Lot 3, Lakeshore Industrial Park acceptable. We look forward to working with the County in processing the application and submittal. Please call if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.

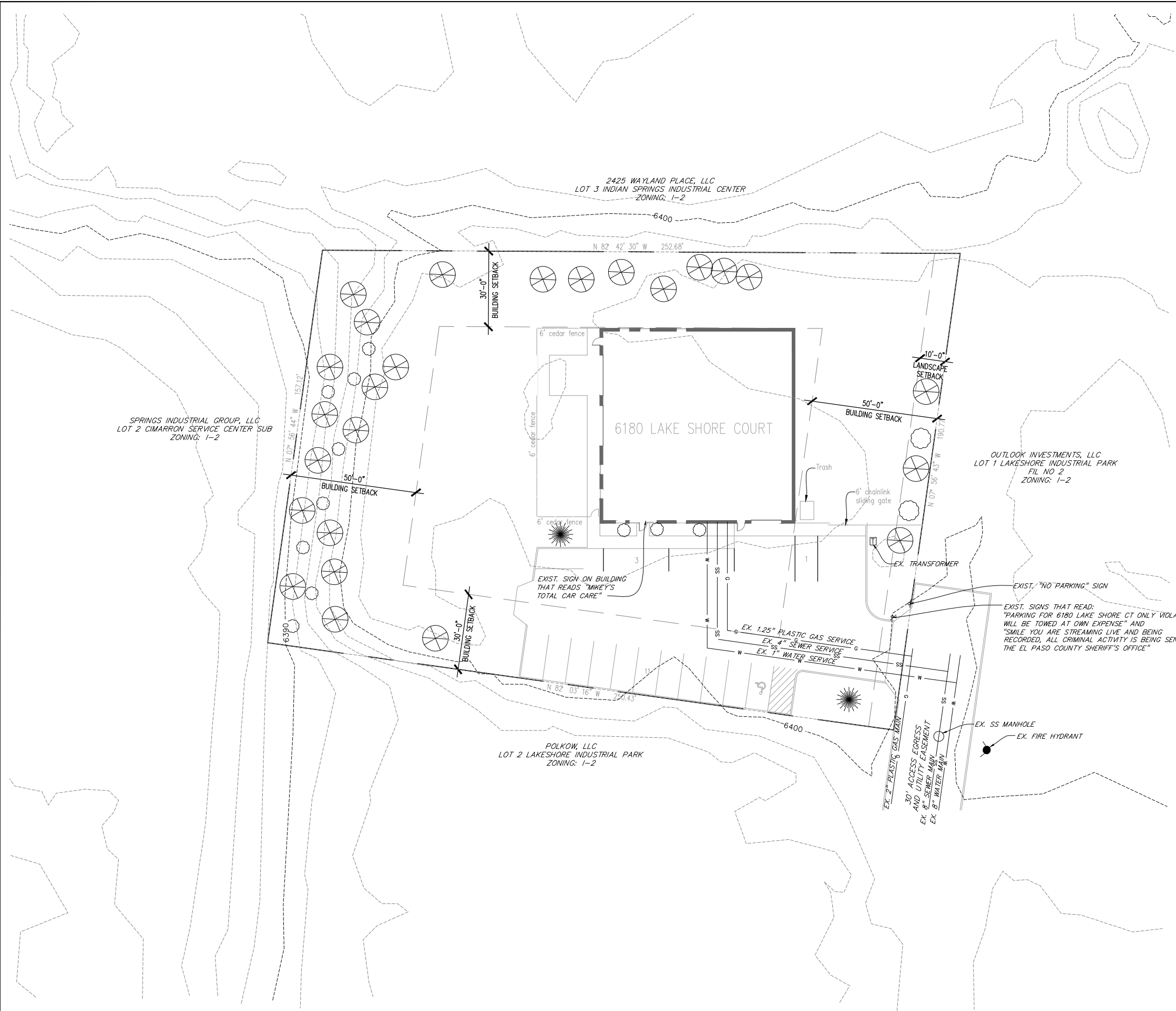


Tim D. McConnell, P.E.
Principal, Regional Manager

Enclosures: Development Plan

Please confirm the proposed use will not adversely impact adjacent properties or existing drainage patterns.

Please note applicant will be required to apply for a Driveway Access Waiver.



LEGEND

- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- CURB FLOWLINE
- PROPERTY BOUNDARY
- G EXISTING GAS LINE
- SS EXISTING SANITARY LINE
- W EXISTING WATER LINE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUBS

- NOTES:**
- ALL LANDSCAPING IS EXISTING. NO CHANGES ARE PROPOSED
 - ALL SIGNAGE IS EXISTING. NO CHANGES ARE PROPOSED

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
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(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

CMG CORPORATION
6615 VINCENT DRIVE
COLORADO SPRINGS, CO 80918
CONTACT: CHRIS RICHARDSON
719-573-0159

DEVELOPMENT PLANS FOR:

MIKEY'S TOTAL CAR CARE

COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	7/26/21
LATEST ISSUE	
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21541-00 SP01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

**PRELIMINARY
SITE PLAN**

PROJECT NO. 21541-00CSCV
DRAWING NO.

SP01

SHEET: 2 OF 2

811

Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.