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LETTER OF INTENT

SITE DEVELOPMENT PLAN

March 21, 2022

PCD File # PPR-22-014

OWNER:

Mulberry Ridge, LLC
5025 Brady Rd.
Colorado Springs, CO 80915
443-253-6811

APPLICANT:

Chris Richardson, CMG Corp.
6615 Vincent Dr.
Colorado Springs, CO 80918
719-492-5076

LOCATION:

TSN : 1300000469
3745 Mulberry Rd.
Yoder, CO 80864

PROPERTY SIZE: 35.45 ACRES

ZONING: A-35 AGRICULTURAL

REQUEST:

This application is a request to establish a site Development Plan for an established property that supports US Space Command. The observatory located on the property has been in operation since at least 2000. The owner has made plans to add some new telescope structures to the property. As part of this Site Development Plan we will bring the site plan up to date to include all existing and proposed structures.

JUSTIFICATION:

In order to continue the critical operations for Space Command performed on the property, the property owner must obtain approval of the site development plan. The rural location of the property with no light pollution, along with the large property size and proximity to nearby military installations makes it an ideal location to support Space Command, as much of the facility's operations take place remotely.

This facility has been in continuous operation for over 21 years without any complaints from neighbors. The facility generates minimal traffic. Only the north 3 acres of the property has been Developed. They intend to maintain the remainder of the property as undeveloped. The undisturbed rangeland is available for migration use by wildlife. The Property is not accessible to the public.

The hours of operation of the facility vary. The work done at the facility occurs day and night and is

predominately operated remotely. Employees of the government contractor operating the facility will be present on site when needed for repairs, maintenance and operation. No noise is created by the facility because all equipment is located inside buildings.

Alternative Landscape request has been submitted. Due to the rural nature of this site and the low visibility from the neighbors adjacent to the site. An alternative landscape plan has been provided. We have improved the visual appeal of the site, while the area closest to the road does remain native and undisturbed. The 7 evergreen trees were added to increase shade and decrease the scale of the parking lot on the property from Mulberry Road where it is most visible. The added evergreen trees will also soften the mass of the buildings they will visually screen and provide a sound damper from road traffic. Both the road and the site are low intensity uses. A majority of this property remains undisturbed and covered with native grasses. A waiver of typical landscape requirements is requested.

If you have any questions feel free to contact me at 719.434.5630

Respectfully,

Jennifer Zezlina

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