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LETTER OF INTENT
SITE DEVELOPMENT PLAN

PCD File # PPR-22-014

March 21, 2022

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:

3745 Mulberry Rd.
Yoder, CO 80864

————— Include the parcel ID

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.

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

Respectfully,

Jennifer Zezlina

RMG Architects & Engineers
2910 Austin Bluffs Pkwy
Colorado Springs, Co 80918

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Please include a discussion regarding the request for alternative landscaping. Please see below for an excerpt from the Code and ensure the discussion includes an adequate analysis of the criteria.

Include this criteria in your discussion of alternative landscaping.

6.2.2. Landscape Requirements

(A) General.

- (1) **Purpose.** The landscape requirements are intended to provide uniform standards for the development and maintenance of the landscaping of private property and public rights-of-way to achieve a balance between the individual right to develop and the general benefit and welfare of the community. The benefits to be achieved and the overall purposes of the landscaping required by this Section are: (1) to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment; (2) to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise; (3) to separate circulation systems; to soften and reduce the mass of buildings; to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy; and (4) to create an overall pleasant and attractive surrounding.
- (2) **Applicability.**
 - (a) **Applies to All Land Uses.** The requirements of this Section shall apply to all uses except single-family or duplex dwellings and associated accessory uses which are not located within a PUD.
 - (b) **New Use Established or Use Changed.** Landscaping areas shall conform to this Section for a new building or use of previously vacant land, uses in an enlarged building, and all uses in a building when any use is changed that requires a change of occupancy to be approved by the Building Department or by the PCD.
 - (c) **Effect of Increase in Building Area.** A single or cumulative building addition (floor area) which exceeds 50% of the existing building's gross floor area shall require the entire building landscaping to comply with this Section. The existing building shall be considered the building as it existed on the effective date of this Section.
- (3) **Requirements of Section Supplemented by Manual.** The requirements of this Section are supplemented by the Landscape and Water Conservation Manual.
- (4) **Authority of Director to Approve Alternative Landscape Designs.** The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided the proposed landscaping meets the purpose of this Section, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section. This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section.