



Drexel, Barrell & Co.

July 14, 2021

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

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Colorado Springs,
Colorado 80905-1501

719 260-0887
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El Paso County Planning & Community Development
Attn: Ryan Howser, Planner II
2880 International Circle
Colorado Springs, CO 80910
719-520-6300

Please confirm the applicant is not proposing to increase the building size, parking lot, or impact drainage patterns.

**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 within a light industrial zoned area, but is generally consistent with the other businesses in the area.*

Same comments will apply to the special use criteria section as included in the special use AL-21-012 LOI review if you are going to use the same letter. Otherwise, you can remove the special use criteria from this letter and just include a reference to the special use file no.

remove the word "deviation"

Include a discussion regarding the zoning standards in LDC Sec. 5.2.58 and the dimensional / setback standards.

- 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 the ADT for the existing allowed use, proposed use, and the change in ADT.

Please provide a statement on applicable road impact fees.

This would be a good place to include the lighting discussion

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.

A handwritten signature in black ink, appearing to read "Tim D. McConnell", written in a cursive style.

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

Enclosures: Development Plan

In accordance with the approved plot plan in PPR-00-027, a driveway access permit must be approved by the El Paso County Planning and Community Development Department. Please apply for a driveway access waiver.

