

Update date

Letter of Intent
December 2018

Project: South Academy Business Center

Owner: 10230 Hall Boulevard, LLC
PO Box 38014
Colorado Springs, CO 80937

Applicant/Consultant: ADP Civil
3520 Austin Bluffs Pkwy, Suite 102
Colorado Springs, CO 80918
719-266-5212

Site Location: The 7.6 acre site is located south of the intersection formed by the South Academy Boulevard Ramps to Highway 85/87.

Applications/Project Description: There are three applications covered by this Letter of Intent. They are a Preliminary Plan; a Final Plat for the lot within the Preliminary Plan area; and a Site Development Plan for the lot for a temporary storage yard use. The Preliminary Plan proposes one lot on the 7.6 acre site. Access to the site will be from Highway 85/87 at the southern South Academy Blvd. ramp, which is signalized. CDOT issued an access permit on January 29, 2013.

The site is currently zoned M, an industrial commercial zone. The proposed uses are permitted by right in this zone; therefore no zone change is required or requested for the proposed use of the property. Topographically, the site is relatively flat, and drains from the north to the south. There are two Colorado Springs Utilities (CSU) easements that run north/south through the property: a 75 foot electric easement with existing overhead lines, and a 20 foot sludge easement with underground pipes.

The property located west of this parcel is zoned A-5 and is owned and used by CSU as a part of their water system. The land to the north is Zoned M and is vacant. The land immediately to the east is a BN&SF RR right-of-way approximately 100 feet in width. The railroad tracks are elevated above the subject site by approximately 5 feet. To the east of the BN&SF right-of-way is land owned by the Security Water District. Beyond these owners are single family residences. A sliver of land that forms the south boundary of this site is owned by the railroad and is vacant.

Phasing: None

Buffering/Screening: Although residential property is across the railroad tracks and right-of-way, the elevation of the track bed forms a practical berm between the proposed use and the residential use to the east. However a landscape buffer of 15' along the residential side of the

site is required due to use to use compatibility concerns from the Board of County Commissioners. Constraints to use of the electric easement preclude placement of structures on the site and restrict the ability to plant trees that may in the future interfere with the existing electric lines. The majority of residential parcels located east of the railroad property and east of the Security Water District property have either a fence along their west property lines, or have an accessory structure in the back yard. These features form a buffer to existing and proposed land uses to the west.

Justification: The site is zoned M (Industrial). The proposed use is permitted by right in the existing zone. The only access to the site is restricted to Highway 85/87 by adjacent uses and restrictions associated with the existing CSU easements. Access permitting by CDOT has been obtained.

The Preliminary Plan, the Site Development Plan, and the Final Plat meet the County Code requirements for approval.

This commercial site which will accommodate 276 storage containers and will have one employee on-site will not be served by public central utility systems. This will be a dry subdivision with bottled water and a portable toilet servicing the office which will only be open during business hours. Colorado Springs Utilities will serve natural gas and electric services. County policy dictates that new commercial services be provided with urban infrastructure, and this development proposal complies with that policy.

There is no Small Area Plan for this area that would provide general development guidance.

Alternative Landscape Plan: An Alternative Landscape Plan is being request from the approved Landscape Plan.

Justification: The site has numerous easements and setback requirements and based on field meetings with County staff and input from the County Commission an alternte landscape layout has been proposed to provide adequate screening of the site with the angled layout of the trailers.

Conformance with El Paso County Policy Plan: The following policies in the El Paso County Policy Plan support these applications:

- **Policy 6.1.1** Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.
- **Policy 6.1.3** Encourage new development which is contiguous with previously developed areas in terms of factors such as density, land use and access.

- **Policy 6.1.6** Direct development toward areas where necessary urban-level supporting facilities and services are available or will be available concurrently.
- **Policy 6.1.7** Encourage infill development which compliments existing uses, is consistent with Small Area and other adopted plans.
- **Goal 6.3** Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion.

Setbacks: A 15' front and back setback will be provided from the property line.

Districts Serving the Property

- Colorado Springs Utilities (Gas and Electric)
- Security Fire Protection

Wildlife Impact: Comment pending discussion with US F&W

Natural Features: There are no significant natural features on this site. Site vegetation consists of native grasses.

Maintenance Statement: There will not be an owners association for this property. The property owner will provide maintenance for his ownership.

Subdivision Improvements Agreement: No Subdivision Improvements Agreement has been submitted with these applications. If dictated by review comments, a Subdivision Improvements Agreement will be prepared and submitted for review.

Waiver Request: "Dry Subdivision"

A waiver is requested to Section 8.43.7A (2) Water Supply Standards regarding adequate water supply. A dry subdivision is requested for this project. Bottled water and a portable toilet will be provided for the office use which is only occupied during business hours. A water truck will be supplied for watering the proposed landscape trees and shrubs.