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Specializing in Design/Build

Letter of Intent

PUD Amendment

Property Owner:

Tenent Investment, LLC
9019 Royal Melbourne Cir
Peyton, CO 80831

Contractor Information:

Hammers Construction
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Owner Representatives:

Elliot Smith – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

10610-16120 Maltese Point
Peyton, CO 80831
Lot Size: 1.11 acres
Zoned – PUD
Parcel number: 53111-01-001

Request and Justification

Requesting approval for a PUD Amendment at the property indicated above. The intent is to change the already included use of Health Club from a Special Use to an Allowed Use for all lots at Rolling Thunder Business Park. We would also like to add the use of Tap Room/Bar to the Allowed Uses for the property on Lot 1, located at 10610-10620 Maltese Point, exclusively. The owner is planning to install a brewery at this location (Lot 1) which is an approved use. Along with the brewery, the owner would like to include a tasting/bar area and tap room. These are not included in the original PUD guidelines and will need to be added to the Approved Uses for the owner's business. In addition, the owner would like to utilize different fitness type classes such as CrossFit, High Intensity Interval Training, Yoga, Cycling and Group Exercise. We feel these classes would fall under Health Club. Currently, Health Club is a Special Use, so revising it to Approved Use would allow and encompass the various classes. We feel this will be a good fit for the surrounding neighborhood as there are numerous residential homes in this area and not many commercial service type uses in close proximity of these neighbors. We expect that if these uses are approved, the new business will be well received by the community.

Existing and proposed facilities, structures and roads

The lot will be entered from Maltese Point. The space is currently vacant and classified as warehouse/storage. The site already has established parking, drive aisles and landscaping per El Paso County requirements. A 5,000 sf interior remodel is being proposed on the property indicated above. All utilities are existing therefore there will be no impact on the site or adjacent properties. Landscaping will be updated and existing dead/damaged trees and shrubs will be removed.



Master Plan and Policy Criteria

The original PUD application was approved, as it met the Approval Criteria for PUD Zoning, the El Paso County Water Master Plan, The El Paso County Policy Plan, and the Falcon/Peyton Small Area Plan.

LDC 4.2.6(D) Criteria for Approval of a PUD Zoning:

There is nothing extensive changing to the development or the exterior of the current building at Lot 1, so the Approval Criteria relating to location, buffering, preservation, open space, traffic, design and mineral rights are being met as previously determined when the development was originally planned and approved. Updating the uses allows a mixed-use business that follows trends and demand. There is currently no adult fitness venue or brewery type business close to neighboring customers, which could send revenue outside of the community.

This property is located on the outskirts of a residential development, but has easy access from Woodmen Road, keeping the main flow of traffic out of the neighborhood, but maintaining direct access from that residential area. Because it is located in an existing development, there is no added strain on streets or other resources. The change will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.

Several trees on the property have died, so the landscape is being updated to once again fall within the approved criteria. A revised Landscape Plan has been submitted separately and has been approved.

The subject property is suitable for the intended uses as it was formerly used for gymnastics, and being a warehouse, it is a typical location for a brewery. It is located in a growing area that will eventually have similar businesses situated in close proximity. We believe that in adding allowed uses to the development, we will continue to meet the purpose of the PUD by further facilitating a mix of uses within the area by providing a recreational, health and wellness, and a revenue generating business for the community, all in one facility.

El Paso County Water Master Plan:

The subject property is located in Regional Planning Area 3 and water is supplied by Falcon Highlands Metro District. Falcon Highlands gets its water from groundwater rights in the Denver Basin through Arapahoe and Laramie-Fox Hills aquifers (Policy 4.3.3).

FHMD recognizes the inadequate water supply to meet future demand. (Goal 1.1) There are currently 3 operational deep groundwater wells, and 2 undrilled tributary wells that have not been investigated for pumping capacity. Options are being explored to acquire renewable water supplies (Section 5). As such, improvements have been recommended to update systems for better monitoring, support conservation efforts, and to work with other water providers to maintain sustainability (Section 4).



Per a Technical Memorandum from JDS-Hydro, the water usage originally calculated for the entire subdivision was over-estimated compared to the actual usage of the currently developed lots. 10610 Maltese Point currently uses about 154,440 gal/yr. Adding the brewery would increase the water usage by about 62,400 gal/yr to a total of 216,840 gal/yr. Even if every lot was recalculated for the same usage as Lot 1 (2,385,240 gal/yr total for 11 lots), the overall yearly usage would still be significantly less than the 2,606,800 gal/yr, or 8 acre-feet, allotted in the Commitment Letter from Falcon Highlands Metropolitan District dated August 28, 2007.

Overall, and despite the future outlook of the FHMD water supply, the change of use in Rolling Thunder Business Park will not impact the the allotted and committed water usage that was previously approved.

El Paso County Policy Plan:

Rezoning to allow a bar/taproom and health club will adhere to several of the goals of the El Paso County Policy Plan.

Goal 5.1 *“Maintain a land use environment which encourages quality economic development that is compatible with surrounding land uses.”*

The currently vacant building is not generating revenue for the area at this time. The type of business we are asking to allow will draw not only the fitness minded consumers, but also bring in the liquor tax revenue from the brewery and tap room - all of which are strong draws to the Colorado lifestyle.

Policy 6.2.12 *“Ensure that proposed zone changes and/or use variances in established neighborhoods are of compatible scale and physical character.”*

The existing structure is within an established development. There is no change in scale or physical character, so it is maintaining its original, approved appearance for this location.

Policy 6.3.6 *“Where feasible, when compatible and service level issues have been addressed; smaller commercial, office and institutional uses should be allowed to locate within, or convenient to, the residential neighborhoods they serve or complement.”*

This will be a small establishment on both the health club and brewery sides. As previously stated, both are services conducive and convenient to the neighborhood residents.

Furthermore, the proposed change of use for this property will support the Falcon/Peyton Small Area Master Plan by providing a balance of lands uses (Goal 3.1) and by adding a trending but non-existent service in the Falcon/Peyton area. It will also support quality of life amenities (Goal 3.2) by allowing multi-faceted exercise options. The proposed changes of use will support the surrounding community economically and physically without adding any strain on public resources.