

Please include:  
-the correct letter of intent  
-masterplan analysis  
-subdivision criteria

April 17, 2023

El Paso County  
Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
Attn: Ms. Ashlyn Mathy, Planner I

Letter has been revised to associate with MS227. LOI addresses masterplan analysis and subdivision criteria

RE: PCD File No. PPR-23-003, 0 Space Village Ave, Unincorporated El Paso County, CO

Ms. Mathy,

Thank you for the opportunity to submit the attached plans for a Site Development Plan for the property at 0 Space Village Ave, property tax schedule number 5417001005. The following is a narrative of the project and list of items included in the submittal.

Sterling Design Associates in conjunction with Commercial Building Services has prepared the attached Site Development Plan on behalf of Hampton Partners. The property is currently 22.8 Acres and Hampton Yards proposes to simply subdivide it into 2 separate lots roughly 11.4 Acres each. The Minor Subdivision is currently in process under MS227, Space Village minor Subdivision.

The property is currently zoned I-3 CAD-O, Heavy Industrial with Commercial Airport Overlay District. I-3 I Heavy Industrial District is defined in the LDC as follows: *The I-3 zoning district is intended to accommodate manufacturing and industrial uses, which may include related outside storage of raw or finished materials.*

The current use is listed as warehouse/storage. There are no proposed changes to zoning or use as the two lots will remain as outdoor storage/contractors equipment yard with no buildings or structures planned. These uses fall within the "Allowed" uses as defined in Table 5.1 Principal Uses.

The following is a list of some, but not all, of the other permitted uses for the property:

- Contractor Equipment Yard.
- Automobile and Boat Storage Yard
- Heavy Equipment Rental, Sales, or Storage
- Trash Processing Facility
- Home Improvement Center
- Inert Material Disposal
- Outside Storage
- Recreational Vehicle and Boat Storage
- Recycling
- Etc.

The site is an undeveloped lot consisting of outdoor storage use. Adjacent land uses to the site consist of CS-Commercial Service to the west, I-2 Industrial, CS Commercial Service, and RR-5 Residential to the north of Space Village Avenue, vacant land to the east which is City of Colorado Springs APD Airport Planned Development zone district, and Peterson Space Force Base directly to the south. Outdoor storage is a permitted use in this location and is compatible with the other surrounding uses.

The site's main access will be from two access points along Space Village Ave. No buildings are planned.

As no building are proposed, limited utilities are proposed. There are also no facilities therefore no sanitary sewer is proposed. An existing water meter along Space Village will be re-used to provide permanent irrigation for the street trees along Space Village. A water loop is proposed with a single hydrant for each lot. While this is not required by Code or by Cimarron Hills Fire the developer thought it prudent to provide.

Landscaping for screening will be provided when improvements are proposed and specified as part of the Development Plan. It is anticipated that screening will be required along Space Village and western boundary in conformance with the El Paso County LDC. Proposed landscaping will be comprised of a mixture of native and naturalized evergreen and deciduous plantings that will provide seasonal interest throughout the year. Native seed mix areas along the street frontage and perimeter will provide a comfortable transition from the surrounding natural landscape. A 20 foot buffer along Space Village Ave. with street trees 1 per 25' of frontage is anticipated as well as 5% of the property shall be landscaped per the discussion and notes from the Early Assistance Meeting. Temporary irrigation will be provided for establishment of the native seed areas. Once established no irrigation will be necessary for the seeded areas. A permanent, automatic, underground drip irrigation system will be provided for any trees and shrubs. A 6' tall opaque fence is planned for the perimeter.

Traffic generation for this site is negligible. A Traffic Study was prepared as part of the Minor Subdivision (MS227) that details the anticipated traffic. Revisions have been made based on County comments and this plan is in conformance with those requested revisions and the Traffic Study.

Public Improvements in the ROW are a requirement for this project. An attached sidewalk along with curb and gutter and associated accessible ramps are reflected in the current design on the south side of Space Village. The applicant/developer is aware that a ROW permit is required to be obtained from EPC DPW prior to construction of the curb, gutter, sidewalk, and ramps and that a drive way access permit is also required prior to construction of the access drives.

County Road Impact Fees, recording fees, and park and school fees will be required with this project. A breakdown of these fees has not yet been provided however, once fees have been provided and or determined, the developer is aware they will need to pay them prior to final approvals of the Site Development Plan.

Minimal noise or odors are anticipated as these lots are intended to be outdoor contractor storage. Limited truck activity for drop off and pick up noise may occur however not dissimilar to surrounding uses.

Per the submittal matrix outlined on the EDARP portal we have provided the following plans and documents in the attached submittal:

- Application/Petition Form

- Detention Maintenance Agreement (MS WORD version required - attachments included)
- Financial Assurance Forms
- Drainage Report - Final
- Grading & Erosion Control Plan
- Landscape Plan drawings
- Legal Description (MS WORD Version required)
- Letter of Intent
- Lighting Plan
- Title Commitment (Current within 30 days of submittal)
- Vicinity/Location Map
- Site Development Plan
- Grading & Erosion Control checklist
- SWMP checklist
- PBMP Applicability Form

The following items are not included as there are no proposed structures or signs.

- Elevation Plans
- Floor Plans (24" x 36")
- Sign Plan

Owner:

First Wing Development, LLLP  
c/o K-Ventures LLLP  
7220 Baker Road  
Colorado Springs, CO 80908  
Attn: Ken Kvols  
[kenkvols@gmail.com](mailto:kenkvols@gmail.com)  
719-330-2912

Developer:

Hampton Yards, LLC  
201 Fillmore St, Suite 201  
Denver, CO 80206  
Attn: Tucker Robinson, Jeff Robinson  
[TUCKER@HAMPTONPARTNERS.NET](mailto:TUCKER@HAMPTONPARTNERS.NET)  
303-694-1085

We look forward to working with El Paso County towards a successful project. Should you have any questions, please do not hesitate to contact me at (303) 794-4727 x.205. We look forward to your feedback and working with you on this minor subdivision.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jon Spencer', with a long horizontal flourish extending to the right.

Jon Spencer  
Agent for Applicant