



T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
(719) 570-1456 Fax (719) 591-5217
25 January 2021

LETTER OF INTENT

Review 1 comment indicated that the letter of intent should describe what the site looks like today.

Review 2: Please describe the conditions of the site. Also discuss the history of the previous request to rezone to CS and any code enforcement actions taken on the site.

1. Owner: HCD Properties LLC
2435 Majestic Plain Court
Colorado Springs, CO 80915

Applicant: Darin Weiss
T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
2. Site Location, Size and Zoning:
 - a. Parcel #5418000069 (6201 East Platte Avenue), zone C-2; 7.13 acres, legal description: A Tract of Land Located in the NE 1/4 of the NW 1/4 of Section 18, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado.
3. Request the reconsideration of the rezone to CS (Commercial Service). Current zoning of C-2 is obsolete as of May 01, 1991 per the LDC Section 4.4.2. Rezoning to CS, will bring the zone classification into a current zoning classification in compliance with the County Master Plan. The rezone to CS is most compatible to the previous CS classification and would match the adjacent property. The property is not located within a comprehensive planning area.
 - a. Land Development Code Section 5.3.5 (B) Map Amendment Criteria:
 - The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
 - The reconsideration of the rezone for the above referenced lot will establish current zoning classification in compliance with the County Master Plan.
 - The request for the zone change is a requirement by the El Paso County Planning Department for development of the site. The C-2 zoning was recommended at the Early Assistance meeting. This is to bring the zoning classification into a current classification prior to a Subdivision and the Site Development Plan submittal.
 - The rezone to CS is the most compatible classification to the obsolete C-2 zoning.
 - The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;
 - C.R.S. § 30-28-111. Zoning plan: The current C-2 (Commercial) zoning classification for this property which allows for large commercial activities is similar to the proposed

CS (Commercial Service) zoning classification, while adding some additional uses. Both classifications have the intent to accommodate retail, wholesale or service commercial uses that serve the general public.

- C.R.S. § 30-28-113. Regulation of size and use – districts - repeal: The current C-2 (Commercial) zoning classification for this property is similar to the proposed CS (Commercial Service) zoning classification. The lot size, setbacks, coverage percentage, building allowances, and general development standards are similar in the requirements.
 - C.R.S. § 30-28-116. Regulations may be amended: Acknowledged.
 - The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions;
 - The zone change to CS is compatible with the existing adjacent zoning classifications. The adjacent zoning classifications are as follows:
 - a. North: I-2 (Limited Industrial)
 - b. South: City of Colorado Springs APD
 - c. West: CS (Commercial Service)
 - d. East: C-1 (Commercial) & RR-5 (Residential Rural)
 - The area around the site is prominently commercial and industrial, so the rezoning to CS (Commercial Service) would maintain the existing character of the area.
 - The proposed use for the site is a Commercial Contractors Main office space, a connected vehicle maintenance/storage building with an associated exterior screen fenced storage area.
 - The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.
 - Approval will not adversely affect the public health, safety and welfare, as the original land use intent has not changed.
4. Approval of a map amendment (rezoning) to CS (Commercial Service) would update the zoning district to a district that is not obsolete and would be the first of several steps required to bring the parcel into compliance for the existing uses that were established without approval from the County
5. After this rezoning process, we will follow up with the Subdivision submittal to correct the illegal subdivision of the property back in November of 1996, a Special Use for a Contractors Equipment Yard, and a Site Development Plan.
6. Per the Engineering Criteria Manuals, Transportation Impact Study Guidelines Appendix B, a Transportation Memorandum will be required to be included with the Site Development Plan submittal package. The anticipated development for this property will generate less than 500 daily vehicle trips and a peak hour trip generation of less than 50. This business will not generate an increase to pedestrian or bicycle traffic.
7. No waivers are requested in this submittal.

Please also discuss the current approved use and the traffic generated currently.