



**T-Bone Construction, Inc.**  
1310 Ford St.  
Colorado Springs, CO 80915  
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~~12 March 2021~~  
**Rev March 12, 2021**

## LETTER OF INTENT

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 6<sup>th</sup> 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 Current zoning of C-2 is obsolete as of May 01, 1991 per the LDC Section 4.4.2.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.
- b. Subdivision Submittal Request.
- A condition from the previous Rezone Approval was that the Subdivision Submittal was to be submitted to the Planning Department within 60 days of BOCC approval of the Rezone. Per discussions and guidance from our planner we are requesting that this time frame be extended to 90 days for application submittal from BOCC approval.
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. The current use of the property generates approximately 25 trips per day.

7. No waivers are requested in this submittal.

8. Uses and condition of the property.

a. Current Property Uses:

- The front corner of the property is utilized by a vehicle repossession business. The client has another location for storage and is in the process of removing the vehicles from this property.



- The owner is utilizing the back portion of the property for nightly storage of company equipment.



- The remainder of the property has been cleaned up and is currently vacant.



b. Proposed Use:

- The proposed use for the site, which will be addressed with a full Development Plan submittal, is for a Commercial Contractors Main office space and a connected vehicle maintenance/storage building with an associated exterior screen fenced storage area. The site will include grading of the site, required paved parking and landscaping.
- The client has experienced vandalism of their vehicles and truck mounted equipment at their current location, due to their outdoor of vehicles. This new building will facilitate overnight inside storage of their vehicles and truck mounted equipment. The use will not include any vehicle repair.

9. History of Request: The previous request to rezone went thru the review process and was recommended for approved by the County Planning Commission on 10/15/2019 with conditions of a Minor Subdivision submittal to legalize the parcel. With the time of year and then the subsequent Covid-19 Pandemic the client put a hold on the project. This caused us to exceed the time requirement for submittal of the Minor Subdivision Submittal package. This is a Reconsideration submittal for the Rezone Approval. To our knowledge there are no Code Enforcement Actions against this property.