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October 18, 2019

El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910
Attn: Gabe Sevigny

Re: Letter of Intent . . . EA-17-075 ARACO ENTERPRISES, 7470 Southmoor Drive . . . APN 65244-00-085

LAND DEVELOPMENT CONSULTANTS, INC. is representing Arturo Acosta of ARACO ENTERPRISES, LLC in this application for a Site Development Plan in an "M" Obsolete Zoning District.

This site is located near the intersection of Southmoor Lane and Southmoor Drive, on the Southwesterly side of Southmoor Drive. It consists of a series of one "unplatted" parcel, with prior exceptions for CDOT and/or County rights-of-way. Crews Gulch runs within the Northern portion of this property.

It is the owner's intent to develop the site with the following "M" Obsolete Zoning District "allowed" mixed-use category options, under one (1) ownership, to be specified with the subsequent submittal of associated Building Permit Construction Drawings:

Automobile and Boat Storage Yard; Contractor's Equipment Yard; Heavy Equipment Storage; Light Industry; Light Manufacturing; Mini-Warehouse; Office, General; Outside Storage; Parking Lots; Recreational Vehicle and Boat Storage; Rental Services; Vehicle Repair Garage, Commercial; Warehouse

The primary goal of this submittal is to obtain a building permit for expansion of the existing general office into an accessory structure (extended 1-story with partial mezzanine) commercial vehicle repair garage and warehouse. On-site secondary uses will include the aforementioned vehicle/rv parking and storage area, contractor's equipment storage yard, heavy equipment storage, light industry, light manufacturing, outside storage and employee/customer parking areas. This site's operation is planned for three (3) access points off of Southmoor Drive with the existing off-street customer/handicap parking/drive lane area (eleven (11) spaces plus two (2) handicap spaces).

Crushed asphalt surfacing is planned for all primary accessways, the vehicle/rv parking and storage area (concrete panel fenced for screening anticipating a maximum potential one-hundred and thirty-one (131) spaces), and the employee/customer parking areas (anticipating an additional maximum potential thirty-seven (37) spaces), with open accessways for parking maneuvering and emergency access needs.

Dimensional standards for this zone will be met for existing and proposed structures, so no setback-related and/or use variances, waivers or deviations are initially being planned for this property. Existing site utility entities include WIDEFIELD WATER AND SANITATION DISTRICT, the CITY OF FOUNTAIN, COMCAST, CENTURY LINK and BLACK HILLS ENERGY. Fire protection services to be provided by SECURITY FIRE DEPARTMENT (all locked gates will have acceptable after-hour emergency access components). The WIDEFIELD WATER AND SANITATION DISTRICT has a well site (Well E-1) in the Northern portion of the Southern Employee Parking Area. It's access easement "of record" does not have direct vehicular access from

Southmoor Drive due to the existing power pole guy ties. Alternate and open access will be provided by the Owner.

A deviation is requested for the site development of Araco Concrete regarding the landscape requirement. The site is bounded on the west side by State Highway 16, (a 4-lane, 55 mph arterial), on the east and south sides by similarly zoned properties ("M") which have similar/compatible uses (vehicle and materials storage, billboard signage, light industrial), and on the north by a heavily-wooded drainage easement which includes a natural creek in a ravine. This 150'+ native area significantly buffers the site from the residential area to the north. Additionally, 2.5 acres (60%) of the 4.2-acre parcel are 100% screened by an existing 6' ornamental concrete security wall, which encloses both the materials storage area for the concrete company as well as the future vehicle storage lot.

In addition to 0.43 acre of the wooded drainage easement which will remain undisturbed, there are numerous other trees on the site, some of significant stature. Those which are not located within the footprint of the proposed new building will be preserved and maintained with proper pruning and horticultural practices. New trees are proposed to fulfill the requirement for the requested parking lot, as well as an 80'-long large shrub border for visual screening from Southmoor Drive. A tall hedge of shrubs is proposed to screen the wall of the new proposed building from Southmoor Drive as well.

Therefore, the deviation request is specifically regarding the setback requirement along SH 16, which currently has 478 l.f. of screening wall as well as numerous small trees in the R.O.W., and the setback requirement along the north portion of the Southmoor Drive interface, which is currently screened by 340 l.f. of screening wall. The property owner respectfully requests that no additional vegetation be required in these setbacks.

The "M" Obsolete Zoning District category includes the aforementioned uses, and is intended to accommodate said uses. This area is unlikely to develop as residential or agricultural due to it being located in an existing industrial-use area, is adjacent to State Highway 16 and also is within a floodplain hazard area. The County has deemed this property and its planned uses appropriate for this zone, therefore, this request is consistent with the County Policy Plan, subject to a Site Development Plan formal submittal.

In regards to criteria for general conformance Section 5.3.5(B) approval, we offer the following: The value to the community at-large is that the industrial uses supply employment for area residents. The wildlife habitats that are to remain undisturbed are utilized by El Paso County Parks via the Crews Gulch Regional Trail. This area provides community recreation and nature/wildlife education. The "M" Obsolete Zone will allow all existing and proposed structures and uses statutory provisions, therefore it will be compatible with the existing and permitted land uses.

Applicant: Arturo Acosta
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Thank you for your consideration,
LDC, Inc. by David V. Hostetler
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