



3898 Maizeland Road  
Colorado Springs, CO 80909

Phone: 719-528-6133  
Fax: 719-528-6848

Surveying • Planning

Unresolved. Please provide a response for the previous comment.

Revised December 30, 2021

El Paso County Planning and Co  
2880 International Circle  
Colorado Springs, CO 80910  
Attn: Kylie Bagley

Re: Letter of Intent . . . EA-17-0  
Drive (APN 65244-00-085)

LAND DEVELOPMENT CONSULT  
in this application for a Site Develop

This site is located near the intersec  
of Southmoor Drive. It consists of a  
County rights-of-way. Crews Gulch

It is the owner's intent to develop th  
mixed-use categories, under one (1  
Building Permit Construction Drawin

The City of Fountain has provided comments on EDARP indicating "truck traffic shall be limited to Southmoor Drive south to Hwy 85 as the primary ingress/egress. Truck traffic is not permitted through the residential developments". The Traffic Study (page 2) indicates that no concrete mixer trucks are dispatched from the site and that only company vehicles are picked up by employees. If the company vehicles are strictly pick-up trucks and no concrete mixer trucks (or similar vehicles) will be dispatched from the site then please state that in the letter of intent for clarity.

If concrete mixer trucks or similar heavy/large vehicles such as dump trucks will be utilized then please state that and indicate that you will require that these vehicles go south on Southmoor Dr. to Hwy 85 so that they are not going through the residential development to the north. Coordinate with you traffic engineer as the traffic study would need to be revised accordingly.

Please coordinate with the City of Fountain so that you have addressed their comment accordingly.

Vehicle/RV/Boat Parking and Storage; Contractor's Equipment Yard; Heavy Equipment Storage; Light Manufacturing (Pre-Fab Concrete Components); General Office; Outside Storage; Parking Lots; Commercial Vehicle Repair Garage (for servicing the Company's own vehicles) and Warehouse

The primary goal of this submittal is to obtain a building permit for expansion of the existing general office with an accessory structure (extended 1-story with partial mezzanine) "private" commercial vehicle repair garage and warehouse, to replace the existing metal frame poly-vinyl covered Quonset hut. On-site secondary uses will include the aforementioned vehicle/rv/boat parking and storage area, contractor's equipment storage yard, heavy equipment storage, light manufacturing (pre-fab concrete components), outside storage and employee/customer parking areas. This site's operation is planned for two (2) primary access points off of Southmoor Drive (with exit signage from the Vehicle/RV Parking and Storage area indicating "All Truck/RV Vehicles Right Turn Only" and from the Parking Area indicating "All Truck Vehicles Right Turn Only") with the existing secondary off-street owner/employee parking (three (3) spaces with signage to indicate "No Backing Out Into Southmoor Drive") and bike rack, as allowed by the County Engineering Manager.

Concrete and/or asphalt-paved 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 ten (110) spaces), and the employee/customer parking areas (anticipating an additional maximum potential twenty-four (24) spaces), with open accessways for parking maneuvering and emergency access needs. A crushed asphalt and/or gravel surface accessway is planned within the gated contractor's equipment storage yard, heavy equipment storage and outside storage area, with a modified t-turnaround.

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 will be requested for the site development of Araco Concrete regarding the landscape requirement, subject to County approval. The site is zoned "M", an obsolete designation. However, by current standards in this industrial zone the "depth of landscape" requirements for road frontages is as follows:

Southmoor Drive – non-arterial: 10'  
Colorado SH16 – principal arterial: 25'

The property currently has ornamental screening/security walls along the property lines for portions of both frontages, along Southmoor Drive for 341' (40% of the total length) and along SH16 for 484' (43% of the total length). All sides of the dumpsters/dumpster pad location, positioned within the Contractor's Yard to deter unauthorized use of the trash dumpsters by the general public, will be screened by external view by this perimeter Screening Fence (ornamental screening/security wall), and will not require duplicate screen fencing. However, this will not precluded the landscape plan from meeting the overall requirement for trees and parking lot screening on these frontages, considering both existing and proposed vegetation (see Requirements Summary on the Preliminary Landscape Plan as revised and to follow . . . to be prepared and submitted after Site Development Plan resubmittal approval).

The deviation will be requested to allow this ornamental screening to remain in the required landscape depth areas, since it effectively serves the purpose of screening the materials storage areas of this construction business.

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. 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  
c/o ARACO ENTERPRISES, LLC  
7470 Southmoor Drive  
Fountain, CO 80817-1216  
(719) 576-1705

Thank you for your consideration,  
**LDC, Inc. by David V. Hostetler**  
dhostetler@ldc-inc.com  
File: 17033 SDP LOI Ltr.doc  
DVH/dh

