

Letter of Intent

Site Development Plan

March 27, 2024

← Please include project
No. PPR2411

Name: Greener Pasteurs LLC
Address: 7280 Nevada Lane, Colorado Springs, CO 80923
Assessors #: 53080-00-074
Zone: RR-5 CAD-O UV
Use variance: VA 21-002
Lot area: 5.4 Acres
Existing land use: Contractor's yard
Proposed land use: Contractor's yard with office and outside storage of equipment, vehicles landscape materials and supplies
Owner: Greener Pasteurs, LLC - 4450 Mark Dabling Blvd., Colorado Springs, CO 80907
Contact: Jeff Weisburg phone: #719-291-0291 email: jeff.weisburg@gmail.com
Fire District: Falcon
School District: 49
Police: El Paso County Sheriff
Electric: Mt. View Electric Association
Sewer: Private Septic System. New system rated for commercial use in 2023
Water: Private well for household-use only. Use changed to commercial use in 2022
*No outdoor watering permitted, must haul-in water for landscape irrigation

Site Description:

The property is in use as a landscape maintenance business with contractor's yard and office. The existing office is a converted 1958 ranch style house with a 2,514 sf main floor, attached 572 sf 2-car garage and 965 sf finished basement. It is estimated that approximately 2,000 s.f. of the structure is utilized as office, with the remainder used as indoor storage and residential-grade employee uniform laundry area.

The site development resembles several adjacent and nearby properties in character, as in use by contractors for office, materials and equipment storage. The site furthermore maintains the more residential neighborhood character to the south and southeast with the residential look and feel of the converted house at the southeast corner. This arrangement makes a useful blending of the transitional nature of this location.

Traffic: Please explain why a TIS or a Memo is not needed for this project.
Noted that if the project meets all the conditions outlined in ECM,
Appendix B, section B1.2.D, then a TIS or Memo is not required.

Access: Please refer to the screenshot below for further details.

The unplatted site is addressed on and accessed via recorded shared access easement and named private street Nevada Lane, a privately maintained gravel road that intersects with the paved public right of way, Adventure Way, southeast of Black Forest Road and Woodmen. The property has frontage and legally allowed access on 3 private streets: Nevada Lane, California Drive and Utah Lane. Primary yard access is via driveway located off of Nevada Lane at the north end of the site. A secondary office access is located at the southeast corner of the site, from Nevada Lane. An auxiliary yard access is located approximately midway along the south boundary, from California Drive.

D. No TIS Required. No TIS is required if all of the criteria below are satisfied:

• Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways,

Impact:

The site hosts 12-20 employees, seasonally-adjusted due to the nature of the primary business, landscape maintenance. Some employees occupy the office while most of the employees work off-site on field crews. Field workers arrive to the site in personal vehicles, leave the site during work hours in company-owned service vehicles (often with several people in each company vehicle), return to the yard in company vehicle at the end of the work shift and then go home in their personal vehicles. The site activities generate less than 50 trips per day total and are almost entirely via Nevada Lane. The auxiliary gate on California Drive is used infrequently approximately 4 trips every two weeks (1 trip = arrive or depart).

Light, Noise and Dust:

Any work performed on site is either inside of the existing quonsets or within the rear yard (fully fenced-in with privacy screening). Noises generated could be from landscape maintenance equipment (mowers, string trimmers, chainsaws, etc.), vehicle engines or larger equipment being loaded or unloaded. Noise generation is not expected to be continuous and will be concentrated mostly in the mornings and close of business due to normal traffic on and off the site. Noise generation is also not expected to exceed normal residentially accepted standards, and all Federal, State and Local noise standards will be applied.

Dust is kept to a minimum with graveled surfaces in maneuvering areas and driveways in the contractor's yard. The driveway in front of the office is paved with asphalt.

Lighting on the site is confined to low key residential in the office area and more intense but screened and shielded security lighting in the contractor's yard.

Issues:

Building Setbacks:

1. South Boundary Setback Issue:

On the south boundary, the existing attached 2-car garage (572 sf) encroaches into the required 25' building setback area (the southern corners of the garage are 18.32' and 20.8' north of the south boundary). The garage was initially constructed in the 1950's when the current zoning laws and setbacks were not in place. **Due to the time of construction, we have been told by El Paso County Community that the house was built prior to zoning and can stay as is.**

2. North Boundary Setback Issues:

There are currently 3 structures that currently lie within the 25' building setback on the North boundary. Below are a brief description of each structure and action plan to remedy the situation:

- a. Existing 15'x16' (240 sf) post & beam storage building – currently 15.9' from property boundary. **This building will be demolished since it is in old and in poor condition.** Noted as **Bldg C** on the Site Development Plan.

b. Existing 8'x45' (360 sf) portable conex storage container – currently 2.5' from property boundary. **This building will be moved to an area just South of its current location adjacent to material storage and within the allowable building area.** Noted as **Bldg. B** on the Site Development Plan.

c. Existing 11'x37' (407 sf) temporary open-air storage lean-to. **Due to this structure being an open-air temporary building we have been told by El Paso County Community Planning that a setback waiver applies to this situation.** The building could be moved, but its current location is rather imperative to work flow and efficient staging/loading of equipment in the graveled yard. Noted as **Bldg A** on the Site Development Plan.

Screening of Contractor's Yard:

Fencing:

The site is mainly fenced with a 6' welded metal-pipe fence on most of the perimeter of the property. A new 6 ft. chain link fence with privacy screening slats is proposed (to replace the existing fence along the East, South and West property boundaries) to meet the screening requirements for a contractor's yard. The new fence will also act as commercial to residential buffer screening. The welded pipe fence on the north boundary is planned to remain in place with no screening.

The welded pipe fence begins north of the north driveway moving counterclockwise around to site and terminates at the beginning of the 6' opaque wood privacy fence in the back yard of the proposed office. The welded pipe fence is, for the most part, proposed to be replaced with a 6' chain link that is woven with privacy slats as shown in the fence detail document. The proposed screen fence as shown on the Site Development Plan begins at the north face of the detached garage north of the office, proceeds east to approximately 10' west of the east property line, then north and continues around the site counterclockwise to terminate at the edge of the residential cedar fence on the south boundary. This completely encloses the external boundaries of the contractor's yard and will provide 75% screening according to manufacturer's specifications.

On the south boundary, the screen fence location is proposed to be 13 ft north of the property line due to the location of a power pole. On the west boundary, the screen fence location is proposed to be along the east line of easement noted at Book 2527 at Page 987, which is approximately 15 ft east of the existing fence. On the east boundary, the screen fence location is proposed to be set approximately 10' west of the east boundary to enclose the view of the yard area from Nevada Lane.

The proposed screen fence 13' north of the south boundary is proposed in that location to accommodate a power pole and guying. This fence-line location encroaches 2' into the 15' landscape setback on that boundary. The adjusted location accommodates existing conditions, yet meets the spirit of the landscape buffer screening requirement as well as the screening of the contractor's yard, as the vegetated edge of the private road (California Drive) extends into the right of way about 5'. 6.2.2.c states that the fence should be on the property line.

Landscaping:

The south end of the property contains a substantial number of existing deciduous trees at the southeast corner and evergreens west of the 6' cedar residential picket fence. The required number of buffer trees

on the south frontage as stated in section 6.2.2.2.b Buffer Requirements **Non-Residential, Multifamily Residential and Single-Family/Duplex Uses** is exceeded with existing trees. The deciduous trees are all native elm, and we want to claim full credit for them due to their maturity and character.

The north boundary has 13 existing evergreens out of 17 required @1/30' for 506'. The 13 living pines average 8' in height, and provide 76.5% of the requirement in Table 6.1. On this boundary, we request that the existing tree layout satisfies the requirements for trees/plantings with the basis that it is quite difficult to establish new trees on this site -- manual irrigation is required (due to well permit limitations) and the parcel is highly exposed to wind and weather extremes.

The west boundary, adjacent to Utah Lane, has 4 existing evergreen trees where 14 are required @ 1/30' for 428'. Since the majority of this frontage lies at a substantial elevation (1-3 ft) above Utah Lane, the proposed screening fence along this boundary should be sufficient to screen the yard from all of the Utah Lane frontage. On the west boundary, we request that the new screening fence and 4 existing trees satisfies the requirements for trees/plantings with the same basis used above for the north boundary. A viable alternative might be to plant rabbitbrush or common lilac clusters along this boundary.

Note: aesthetics outside of all proposed fence-lines will be maintained by mowing the existing native grasses on a regular basis (reach max. height of 12-24 inches).

We respectfully request your review and approval of this proposal.

Sincerely,

Jeff Weisburg

719-291-0291

Email: jeff.weisburg@gmail.com

Please provide a brief discussion about the site's drainage and grading. Will it have adversely impact adjacent properties or stormwater runoff. if not, please state.