

Letter of Intent

Site Development Plan

March 27, 2024 – Revised December 7, 2025

Name: Greener Pasteurs LLC
Address: 7280 Nevada Lane, Colorado Springs, CO 80923
Project No.: PPR2411
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 sf 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:

Access:

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.

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 80 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).

A traffic impact study is not required for this project because the following criteria are met:

1. Less than 100 daily trip-end generation: Daily trip-end generation of this site varies since it is a seasonal business with seasonal staffing and client demand. Daily trip-end generation of this site is a **maximum of 80** (March – November) and a **maximum of 50** (December-February). This is the maximum daily trips in and out of the site (includes one “in” and one “out”, includes all employees and work vehicle trips). Monday-Friday.
 2. No additional... intersections... No additional roadways are proposed.
 3. The increase does not exceed... As stated above the site generates a **maximum of 80** trips per day.
 4. The change in the type of traffic... does not adversely affect.... The traffic generated is typically homogenous with the existing traffic types. Passenger vehicles are common on Utah Lane, California Drive and Nevada Lane, as well as heavier vehicles and trailers accessing properties deeper in the neighborhood, such as a pumpkin farm and a plant nursery.
 5. Acceptable LOS on adjacent roadways... Adventure Way is a fully developed paved public road which services this neighborhood. At a **maximum of 80** trips per day to and from this site, the Level Of Service should not be adversely affected, as the percentage of trips should be very minor according to Adventure Way’s original design criteria.
 6. No safety issues... As far as can be ascertained, there are no high accident intersections near the site.
 7. No change of land use... There is no state highway near this site.
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A timber cutting & processing area is designated in the SW corner of property (see area noted on Site Development Plan & Landscape Plan) and will be situated in a way not to interfere with the level spreaders and the adjacent quality grass buffer areas required by the drainage plan. Natural timber is stored, dried, seasoned, split and stacked in the designated firewood cutting area as part of a separate profit center.

Sporadically throughout the year, a maximum of 1-2 times per week, one local arborist drops off loads of logs to the site with a pick-up truck & trailer. In addition to dropping of natural timber, approximately 10-15 times per year, split firewood is loaded on another pick-up truck with cargo trailer and sold to one exclusive client – who on another unrelated site packages firewood into bundles and sells directly to box stores. The site is not open to the public for drop-offs, deliveries, etc. Under no circumstances will the premises be used as a retail center for retail customers to visit, drop off or pick up firewood.

This business will never grow beyond one exclusive arborist dropping off timber and one exclusive client purchasing spit firewood so traffic impacts will be minimal. The sporadic use could generate up to 16 extra trips per month (8 in & 8 out) which would translate to approximately 160 trips annually (80 in & 80 out) all through the auxiliary gate on California Drive. So, considering the timber cutting & processing activities, daily trip-end generation of this site is increased to a **maximum of 82** (March – November) and a **maximum of 52** (December-February).

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, wood splitter, 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 poor condition.** Noted as **Bldg C** on the Site Development Plan. A demolition permit will be obtained from RBD as required.

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 workflow 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 5' welded metal-pipe fence on most of the perimeter of the property. The existing fence will be replaced with a new 6-foot-high cedar picket fence along the East, South and West boundaries to buffer the visual element of outdoor storage from adjacent residential areas with 100% opaque screening. A new section of 6-foot-high cedar picket fence will be added to the site that runs on the North side of the proposed office parking lot. This new section of fence will close-off the perimeter of the storage yard for security and screening purposes. The fencing on the North boundary is planned to remain in place with no screening because there is a storage/non-residential use on parcel to north. The existing 6' cedar picket privacy fence around the backyard of the proposed office will remain, as well. The locations of the required new screening fence and fence detail can be seen on the Landscape Plan.

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 satisfy the requirements for trees/plantings with the same basis used above for the North boundary. Aesthetics outside of all proposed fence-lines will be maintained by mowing the existing native grasses on a regular basis (allowed to reach maximum height of 12-24 inches).

Fire Access:

To meet Falcon Fire Protection District requirements; a minimum turning radius of 33' inside or 44' outside, a minimum vertical clearance of 13'6", a 12' wide driveway exiting the site to the south, on the

Fire access roads will be provided and maintained at all times to be able to maneuver fire apparatus. The site will also meet the FFPD requirements of addressing on all buildings, appropriate address signage, fire access loading requirements and installation of Knox locks on both gates. All specifications are noted on the revised Site Development Plan.

Drainage:

The county has determined that even though there is no new construction planned on the site, the amount of disturbed area on our parcel has triggered the need for a comprehensive drainage plan to satisfy use variance requirements. Our civil engineer has updated the Drainage Report with the new stormwater design.

We respectfully request your review and approval of this proposal.

Sincerely,

Jeff Weisburg
719-291-0291
Email: jeff.weisburg@gmail.com