



HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400
(719) 570-1599 | www.hammersconstruction.com
Specializing in Design/Build

30
Years
Est. 1991

Letter of Intent

Variance of Use – VA-22-082

Please correct PCD
File # to VA-22-002

Owner Information

Great Dane Ventures, LLC
5903 High Noon Avenue
Colorado Springs, CO 80923
Project Name: Smith Plumbing

Owner Representatives

Hammers Construction, Inc.
Robert Green – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Lot 2, Elm Grove Villa Subdivision
Address: 1875 Main Street
Colorado Springs, CO 80911
Lot Size: 1.62 acres
Zoned – CC, CAD-O
Parcel number: 65013-12-002

Request and Justification

Request approval for the new construction of a 14,500 sf (gross) building built on the property indicated above, 3,500 sf will be used for office space, 2,500 sf used for storage and 8,500 sf will be used for warehouse space. Office space is an approved use within the CC zone. Warehouse storage is a special use. In addition, we are requesting approval of outside storage for company vehicle parking.

Smith Plumbing & Heating is a service company that provides plumbing, heating, cooling & electrical service technicians to repair, do routine home maintenance or help with home improvement projects. They do this at a reasonable, family-friendly pricing.

This business has serviced the adjoining neighborhood for over 20 years and owns the adjacent property to the north that they currently operate out of.

Existing and proposed facilities, structures and roads.

The lot will be entered from Main Street. The lot is currently vacant. A 14,500 sf (gross) building is being proposed on the property indicated above.



Criteria:

Significance: This building is being used for Office, Warehouse, Vehicle Repair and Outside Storage for a Mechanical & Plumbing contractor that operates out of an existing building next door and is looking to expand their local business. In addition, they already service several homes in the area.

- Exceptional practical difficulties: This client has been located at this location and served the local neighboring area for all their Heating and Cooling needs for over (20) years. If they had to move their entire operation to another part of Colorado it would be a difficult transition and they would possibly lose a fair amount of their clientele depending on where their new location would be.

Master Plan:

- Key Area: This property is in the key area of Colorado Springs Airport/Peterson Air Force Base. This area in the master plan promotes commercial growth which is exactly what the owner is doing with the expansion of his business.
- Areas of change: This area of change is minimal since this is already a developed subdivision. This property is an isolated vacant piece of land with established mixed uses of townhomes and commercial businesses. Since the owner's business is already adjacent to this property, we will be maintaining the character of this subdivision.
- Placetype: The placetype is classified as suburban residential. We meet the characteristics of this placetype, such as sidewalk connection along Main Street, proposed bicycle parking and truck traffic will be on the main road of Main St. where several other commercial businesses have access off of as well. With this proposal, we will be installing a water quality pond on site, ADA parking and overall improvements to help drainage (curb and gutter, swales and retaining walls). The property will be completely improved and help with dust and further erosion control issues. Smith Plumbing and Heating already serves this community and neighborhood which this expansion will allow them to provide even better service to this subdivision and surrounding communities.
- Priority Annexation Area: Property is not located in this area
- Housing Priority Development Area: Property is not located in this area
- Commercial Priority Development Area: Property is not located in this area
- Employment Priority Development Area: Property is not located in this area
- Infrastructure connection: we will have access off of main St. The access is already paved as it serves the owner's current business and another commercial business to the south. Utilities are provided by Security Water and Sanitation and stubs are already on site to connect into. Electrical and gas are by CSU and are available to service this proposal.
- Pedestrian connection: there is existing sidewalk along Main Street that will remain.
- Conservation Design Principles: we will be conserving utilities as much as we can. All landscaping will be a xeriscape design. With this design allows us to use a drip



- system for the landscaping and uses way less water. In addition, we will be using drought tolerant plant materials. Also, we are installing a water quality pond to help cleaner water leave the site and to properly drain water. Operation and maintenance procedures will help overall infrastructure from clogs and failures to work properly. Furthermore, the building proposed will meet all the IBC and IECC code requirements. This means more insulation, which allows less air escape and will use less energy to heat and cool this facility. Energy effective lighting and mechanical units are also being used in this design.
- Master Plan Vision, Goals and Objectives: Objective LU1-1 and LU3-3, since this lot is sandwiched between developed property all around this property, we feel we would meet this goal and enhance the surrounding area, so it is not a “bum hangout”. Developing this lot will have full landscaping all around the property and close the gap for unfinished piece of land. The specific strategy of the minimal change allows this to be built out in a way to maintain the character of the neighborhood since this is a mixed-use development. The landscaping will provide further screening for the neighboring residential and our proposal will help with their issues of drainage concerns as our proposal will have a water quality pond and we will be reinforcing existing drainage conditions already in place. In addition, it doesn’t make sense that this property would ever be developed as residential. The access to this lot is off of Main Street, which is in the middle of commercial properties. The lot is not big enough to support multiple housing that would make it feasible or appraise. Furthermore, there is an existing water and sewer tap, in order to tap more lines off the main, you’d have to go through Main Street access and with the districts distance requirement it would make it very expensive and hard to fit in the access road to this property. We feel a commercial business is the best course of action and will be a better fit for this subdivision.

Character/Harmony: This use request will be meet the character of the neighborhood and will generally be compatible with the existing and allowable land uses in the surrounding area. The properties to the west and north are commercial properties, one being the Smith Plumbing existing business. Since these are already commercial businesses. This proposal meshes well with the character of the existing businesses. The east and south adjacent residential townhome complex. It is also in character with the residential neighborhood as this business proposal services these residences for their MEP needs. The property is currently vacant, and this proposal will tie into the harmony of the neighborhood and be more aesthetically pleasing when finished then looking at a vacant piece of dirt. We will be developing this property fully and it will be completely landscaped on all the sides that are adjacent to residential. Landscaping requirements will be met per the zoning code for El Paso County. Per plans in the site development plan, we are proposing a xeriscape landscape design to minimize water usage. Additionally, extra trees have been provided on the landscape buffering requirements.

Pollution: Pollution to the surrounding neighbors will be very minimal if any. All materials will be stored and constructed inside the building. The client will have air ventilation per PPRBD



amended codes as well as the current building codes. We are installing R-30 insulation in the walls and R-38 in the roof to help mitigate transfer of noise. To understand this increase, we typically install R-19 in addition, the warehouse portion is to store parts, the service vans will load up supplies for their clients/day and be off site for most of the day. We are providing lighting which will help with security. Refer to site development plan application, we have provided a photometric and the light doesn't shine off-site. Furthermore, this will be a sprinkled building and protect adjacent owners if this ever needed. During construction, we meet all the OSHA requirements and safety is a big priority. We even have a safety inspector onsite. We pride ourselves on a clean work environment and stand by this until we turnover the keys to our client. In regard to water, our proposal includes a water quality pond to filter/clean water before it leaves the site. These implements will help with surface water as well as future drainage issues currently on site.

Conformity: We are following the county rules, regulations, and ordinances. We have already submitted the development plan for review and are meeting the requirements set forth for development in the EPC codes. We feel we are meeting all these codes and therefore this request is in compliance with these regulations.

Wildlife/wetlands: This request will not cause any adverse effects to the wildlife or wetlands. This category should not be an issue as we are not in these overlay districts.

Off-Site Impacts: This request will not cause any off-site impacts. Our scope is completely within the property boundaries. As mentioned before, we are proposing a water quality pond onsite, and this will only help any potential off-site impacts in regard to drainage as no other property around has these measures in place. Existing utility stubs are located on the property, so no off-site impacts will be needed or cause traffic issues.

Improvements: Our proposal for variance of use will provide the following.

- **Parking:** We are required to have (30) spaces onsite; we are providing (38) which exceeds the requirement per code. We will also have additional parking areas for company vehicles. In addition, we have provided a 14'x18' space for loading areas per the EPC zoning code.
- **Traffic Circulation:** The whole site promotes traffic circulation and has two-way traffic areas. In the rear of the building, we have additional room to turn around if needed.
- **Fencing:** We are providing a 6' high chain-link fence w/ slates for security reasons for our client. No outdoor material will be stored. The fence detail is provided on the site development plan PPR2143.
- **Landscaping:** The site is fully landscaped per EPC zoning code. We are providing trees as buffers on the south and east sides of the property to help with screening to the residential uses. In addition, we are meeting parking requirements per zoning code.



- Utilities: Security Water and Sanitation is our utility provider. We have already been in discussion with them on the proposed building. They have no objections to the proposals we are working through their submittal application. The mains run on-site, and we have an existing water stub we will be using as our water service. We will have to tap a new fire line for the proposed sprinkler system. Sewer line also has an existing stub that we will be using for our service line. Storm piping is minimal and is only needed to direct drainage out of the proposed water quality pond.

Traffic: We feel this proposal will not exceed the 100 daily trips. The owner will have 20-30 employees (this includes both office and field employees) Half of these employees will be in company vehicles that go out on a call to troubleshoot MEP services. These employees are also allowed to take their work vehicle home, which would bring the trip generation down further. No customers come to this business as this is a dispatch call center and not intended for purchase of parts. The business may have 1-2 deliveries per day. Based on this we are below the daily trip count and should not need additional traffic reports.

Health/Safety: This request will not cause any health or safety issues. The Warehouse will follow all necessary guidelines for health/safety. This category should not be an issue. This proposal has been designed for firefighting, police and other life safety measures. All safety vehicles are able to maneuver within the site and can exit safely. Furthermore, fire has had no objections to this proposal.

In conclusion, the warehouse use will be an important part of this submission development. We feel this project is a benefit to the community and the county.

If there are any additional questions or concerns that arise, please feel free to call me at any time to discuss the project in more detail. Thank you for your acceptance and review of this application.

Sincerely,

Lisa Peterson
Designer/Applicant