



Street Metal Classics LLC  
4250 Hancock Expressway  
Colorado Springs, CO 80911  
719.351.3256  
[SMCCOSPGS@outlook.com](mailto:SMCCOSPGS@outlook.com)

February 15, 2021

**Ryan Howser**

Planning Manager, El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Letter of Intent**

Street Metal Classics LLC is submitting this letter of intent requesting a change of occupancy of 2450 Hancock Expressway, Colorado Springs, CO 80911 from a Distribution Warehouse with a use code of B1 to an Automotive Repair & Auto Body Shop with a use code of S1.

Street Metal Classics LLC is a classic automotive restoration and repair shop which occupies 7500 sf encompassing the entire ground level of this building. Parcel: 6502002015 is a .84-acre lot zoned M CAD-O (M-1) and identified as LOT 5 BLK A, A RESUB OF LOTS 4 & 5 BLK 1 CLEAR VIEW INDUSTRIAL PARK, FIL NO 1, EX PT CONV TO COUNTY BY BK 6071-522,

Minor modifications to the interior floor plan will comply with existing building, ADA, and use codes. No modifications to the exterior of the building or existing lighting plan are expected. The addition of parking spaces conforms to the El Paso County Land Development Code Chapters 5 and 6.

Thank You,

Robert R. Cummings  
Owner/CEO  
Street Metal Classics LLC



2-8-21

El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**RE: Alternate Landscape Plan Request**

Location: 4250 Hancock Expressway, El Paso County

On behalf of Street Metal Classics, we are requesting approval for alternate landscape plan for this lot based on the following points.

Landscape Setback

- Waive landscape setback tree requirement along Hancock Expressway frontage in 12' landscape area (224 LF along street, 11 trees require/0 provided).
  - Phone and water lines hinder setback tree placement.
  - Other site in the surrounding area do not have landscape setback trees.
  - The owner is enhancing the lot visually by removing all the weeds and installing two different types of rock.
- Waive landscape setback tree requirement (3) along Bradley frontage in landscape area (100 LF along street, 4 trees require/1 existing honeylocust tree provided).
  - Utility box and underground utilities hinder setback tree placement.
  - Other site in the surrounding area do not have landscape setback trees.
  - The owner is enhancing the lot visually by removing all the weeds and installing two different types of rock.

Motor vehicle screening

- Waive motor vehicle screening requirement. 13 shrubs including 6 evergreen along Bradley frontage.
  - Installing 3' landscape berm at parking spaces (using topsoil on site) will provide screening required.
  - The existing tree and utility boxes provide additional screening.
  - The owner is enhancing the lot visually by removing all the weeds and installing two different types of rock.

Thank you for your consideration in this matter.

John MacKay, PLA

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5350 North Academy Blvd., Ste. 207 • Colorado Springs, CO 80918 • Phone: (719) 477-1646 • Fax: (719) 268-1122