

Update date

November 21, 2022

El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Attn: Matthew Fitzsimmons, Senior Planner

RE: 0 Space Village Ave, Unincorporated El Paso County, CO

Add "PCD File No. PPR-23-003"

Mr. Fitzsimmons,

Update to Ashlyn Mathy, Planner I

Thank you for the opportunity to submit the attached plans for a Site Development Plan for the property at 0 Space Village Ave, property tax schedule number 5417001005. The following is a narrative of the project and list of items included in the submittal.

Sterling Design Associates in conjunction with Commercial Building Services has prepared the attached Site Development Plan on behalf of Hampton Partners. The property is currently 22.8 Acres and Hampton Yards proposes to simply subdivide it into 2 separate lots roughly 11.4 Acres each. The Minor Subdivision is currently in process under MS227, Space Village minor Subdivision.

The property is currently zoned I-3 CAD-O, Heavy Industrial with Commercial Airport Overlay District. I-3 I Heavy Industrial District is defined in the LDC as follows: *The I-3 zoning district is intended to accommodate manufacturing and industrial uses, which may include related outside storage of raw or finished materials.*

The current use is listed as warehouse/storage. There are no proposed changes to zoning or use as the two lots will remain as outdoor storage/contractors equipment yard with no buildings or structures planned. These uses fall within the "Allowed" uses as defined in Table 5.1 Principal Uses.

The following is a list of some, but not all, of the other permitted uses for the property:

- Contractor Equipment Yard.
- Automobile and Boat Storage Yard
- Heavy Equipment Rental, Sales, or Storage
- Trash Processing Facility
- Home Improvement Center
- Inert Material Disposal
- Outside Storage
- Recreational Vehicle and Boat Storage
- Recycling
- Etc.

The site is an undeveloped lot consisting of outdoor storage use. Adjacent land uses to the site consist of CS-Commercial Service to the west, I-2 Industrial, CS Commercial Service, and RR-5 Residential to the north of Space Village Avenue, vacant land to the east which is City of Colorado Springs APD Airport Planned Development zone district, and Peterson Space Force Base directly to the south. Outdoor storage is a permitted use in this location and is compatible with the other surrounding uses.

The site's main access will be from two access points along Space Village Ave. No buildings are planned.

Landscaping for screening will be provided when improvements are proposed and specified as part of the Development Plan. It is anticipated that screening will be required along Space Village and western boundary in conformance with the El Paso County LDC. Proposed landscaping will be comprised of a mixture of native and naturalized evergreen and deciduous plantings that will provide seasonal interest throughout the year. Native seed mix areas along the street frontage and perimeter will provide a comfortable transition from the surrounding natural landscape. A 20 foot buffer along Space Village Ave. with street trees 1 per 25' of frontage is anticipated as well as 5% of the property shall be landscaped per the discussion and notes from the Early Assistance Meeting. A temporary automatic irrigation system will be provided with highly efficient overhead rotary spray heads for establishment of the native seed areas and drip irrigation for any trees and shrubs. A 6' tall opaque fence is planned for the perimeter.

Minimal noise or odors are anticipated as these lots are intended to be outdoor contractor storage. Limited truck activity for drop off and pick up noise may occur however not dissimilar to surrounding uses.

Per the submittal matrix outlined on the EDARP portal we have provided the following plans and documents in the attached submittal:

- Application/Petition Form
- Detention Maintenance Agreement (MS WORD version required - attachments included)
- Financial Assurance Forms
- Drainage Report - Final
- Grading & Erosion Control Plan
- Landscape Plan drawings
- Legal Description (MS WORD Version required)
- Letter of Intent
- Lighting Plan
- Title Commitment (Current within 30 days of submittal)
- Vicinity/Location Map
- Site Development Plan
- Grading & Erosion Control checklist
- SWMP checklist
- PBMP Applicability Form

Provide SWMP

The following items are not included as there are no proposed structures or signs.

- Elevation Plans
- Floor Plans (24" x 36")
- Sign Plan

Owner:
First Wing Development, LLLP
c/o K-Ventures LLLP
7220 Baker Road
Colorado Springs, CO 80908
Attn: Ken Kvols
kenkvols@gmail.com
719-330-2912

Developer:
Hampton Yards, LLC
201 Fillmore St, Suite 201
Denver, CO 80206
Attn: Tucker Robinson, Jeff Robinson
TUCKER@HAMPTONPARTNERS.NET
303-694-1085

We look forward to working with El Paso County towards a successful project. Should you have any questions, please do not hesitate to contact me at (303) 794-4727 x.205. We look forward to your feedback and working with you on this minor subdivision.

Sincerely,



Jon Spencer
Agent for Applicant

Please include:
-a discussion about utilities
provided

Add a discussion confirming traffic generated from the development will be in conformance with the submitted and approved traffic memo from the related subdivision application, MS227.

Add a discussion on the public improvements required including sidewalk and curb/gutter along Space Village Avenue. Confirm applicant is responsible for obtaining a work in the ROW permit from EPC DPW and a driveway access permit prior to construction.

Add a discussion regarding Road Impact Fees. Fees will be due with the approval of the site development plan.



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**EL PASO COUNTY PLANNING AND
 COMMUNITY DEVELOPMENT
 DEPARTMENT**

SITE DEVELOPMENT PLAN LETTER OF INTENT CHECKLIST

Revised: Jnury 2022

Site Development Plan		
The letter of intent for a site development plan should summarize how the plan is in compliance with any of the requirements for approval of a site development plan in Chapter 6 of the LDC. The letter of intent should also specifically address any proposed alternative requests.		
The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.		
	Applicant	PCD
NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.	V	Office use only
Letter of Intent		
1	Owner name, contact telephone number, and email for responsible party	X
2	Applicant name (if not owner), contact telephone number, and email for responsible party	X
3	Property address	X
4	Property tax schedule number	X
5	Current zoning of the property	X
6	A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code.	X
7	A discussion regarding how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code.	X
8	A discussion regarding the provision of utilities.	X
9	A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.	X
10	A discussion and justification for any alternatives being requested.	X