

March 7, 2022

El Paso Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

**RE: Letter of Intent – WMG Heartland Dental
Meridian Crossings Filing 1, Lot 2,
7225 N Meridian Road, Falcon, CO**

To whom it may concern,

Thank you for your time reviewing this application via the Minor Site Development Plan review process. The proposed development is for Heartland Dental and is located at the existing lot at Meridian Crossings Filing 1, Lot 2. The property is located in a portion of Section 12, Township 13 South, Range 65 West of the 6th Principal Meridian, in Unincorporated Falcon, El Paso County, Colorado. This site disturbs less than 1 acres of land so we understand this is a Minor SDP.

The lot is zoned “CR” Commercial Regional. The site is adjacent to a McDonalds, a Liquor Store and two vacant lots which are also zoned “CR” Commercial Regional. A Medical Clinic is a Permitted Use and requires a Site Development Plan.

The site is currently vacant with native grasses and has been overlot graded for commercial development. The existing site grades generally slope from the north to the south. Runoff currently overland flows to the street to the south and are conveyed by curb and gutter to the existing detention pond to the west of the site. Existing water and sanitary lines run along the south of the property. There is an existing hydrant across the street on the southern boundary. Proposed utility stubs are available. The proposed site is not located in a special flood hazard area.

The attached Site Development Plan for WMG Heartland Dental depict the proposed improvements on the Meridian Crossings Filing 1, Lot 2 site. The proposed improvements will include a dental office building with parking areas, drive aisles and associated landscaping. Improvements for the site will tie into the existing internal access drive between Lots 2 and 3 to the west and towards the McDonalds to the east. Commercial access waiver applications are required for each proposed access. These accesses provide connections to Meridian Road, Old Meridian Road, McLaughlin Road and Flower Road.

The proposed use for this project is a dental office. As previously stated, the site is within a “CR” Commercial Regional District. This district is intended to accommodate regional centers providing ease of pedestrian and vehicular circulation, unity of architectural design, and best serving the convenience of the public and aesthetic enhancement of the community and region. Per Table 5-1 of the Land Development Code, a medical clinic is permitted within the CR district, and this project will comply with the requirements of the Land Development Code.

Utilities will be provided for this site from the following companies. The Falcon Highlands Metropolitan District will handle water and sewer. Electricity will be provided by the Mountain View Electric Association, and gas is provided by Colorado Natural Gas. The site falls within the Falcon Fire Protection District for fire protection services.

A traffic impact study has been deemed necessary, so one has been included in this submittal. Road impact fees are typically required for new developments in El Paso County. However, the fees for this lot and all lots within the Meridian Crossing subdivision were paid at the time of plat for the subdivision development (SF-07-024).

This project is considered a common plan of development in accordance with the El Paso County Engineering Criteria Manual Section 1.22. This means that submittal requirements include an ESQCP Permit, Financial Assurance Estimate, Grading & Erosion Control Plan / Checklist, Drainage Report, and SWMP Plan / Checklist. All of these have been provided for review.

There are no anticipated variances to alternatives from El Paso County Codes at this time, including for lighting and landscaping.

We look forward to working with you on this project.

Sincerely,

Noah Nemmers, PE
Project Manager
Baseline Corporation

Owner

WVG Acquisitions LLC
Contact: Brian Schrock
Telephone: 314.537.4140
Email: bschrock@wvgdevelopment.com

Applicant

Baseline Engineering Corporation
Name: Noah Nemmers
Telephone: 303.940.9966 x207
Email: noah@baselinecorp.com

Property Address: 7225 N. Meridian Road, Falcon, CO 80831
Property Tax Schedule Number: 5312114003