



Date:	August 17th, 2026
Project:	Wayfarer Vans
Location:	1570 Paonia St Colorado Springs, CO 80915
To:	Planning & Community Development El Paso County 2880 International Circle Colorado Springs, CO 80910
Owner:	Wayfarer Vans Ian Horgan p. 775.338.1896 e. cvo@wayfarervans.com
Applicant:	Echo Architecture Scott Schuster p. 719.387.7836 e. scott@echo-arch.com
Property TSN:	5406304016
Zoning:	I-2 CAD-O
PLD File:	PPR2618

Wayfarer Vans – SDP Letter of Intent

The proposed Wayfarer Vans project renovates an existing building zoned for light manufacturing at 1570 Paonia Street. Wayfarer, who is a local business that builds camper vans, will occupy the front or east 9,356 sq. ft. of the building for its business office and the remaining 14,982 sq. ft. for its manufacturing space which includes a warehouse, woodworking, and an installation area for the vans. This use aligns with the current I-2 zoning as well as the use from the previous tenant on record which was an office and light manufacturing business that had a kitchen and bath cabinetry office and manufacturing space. It is not considered a change of use per the County zoning and building codes.

It is anticipated that the building renovations and the associated site work will be split into 2 separate phases. The building renovation includes a newly configured interior office and manufacturing layout. Changes to the building exterior include adding a new entry vestibule, a new clerestory roof over the office area, new patios on the east and south elevations, and cutting new openings in the exterior walls. The site work, which is the basis of the Site Development Plan, includes rework to the existing curb and gutter, resurfacing the existing asphalt, limited new asphalt parking, (2) detached covered carports, a monument sign, a second monument sign which also functions as a small carport for customers who are picking up their vans, and new landscaping. The (2) existing curb cuts from Paonia Street are remaining. Drainage from the proposed work will not adversely impact neighboring or downstream properties.

The proposed building and site improvements comply with the County Land Development Code with the exception of exceeding the max. lot coverage. The max. lot coverage for the I-2 zoning is 35% and with the proposed entry monument sign carport and the two other detached carports the lot coverage is 41.4% which is within the County's 20% allowable increase for administrative relief. The existing building's lot coverage is 31% which significantly limits the amount of additional coverage as part of the improvements to the property. Wayfarer Vans is a unique business that requires a lot of space for parked vans in various stages of their process. Due to Colorado's violent hail storms, these vans need to be covered for their protection. The carports are open on all sides as they are supported by columns so they do not adversely impact the adjoining properties and preserve the intent of the Code. They are also behind the new fenced in area which limits their visibility from Paonia Street. Also the north property line (the side setback) and the west property line (the rear setback) where the covered carports are located are on a zero lot line condition since the adjoining properties are part of the same light industrial Powers Plaza subdivision. There is a separately submitted Master Sign Plan to allow for the two proposed signs.



A Traffic Impact Study (TIS) is not anticipated for this project as the building use and square footage have not changed from the originally permitted and approved use. Per ECM Appendix B1.2D, a TIS is not required as (1) the anticipated daily vehicle trip-end generation is 88 vehicles which is less than 100; (2) there are no additional proposed minor or major roadway intersection on major collectors, arterials, or State Highways; (3) the difference between the existing or previous use trip generation is less than 100 as the new daily vehicle trip-end generation total is less than 100; (4) there is no change in the type of traffic to be generated as it is for employees, customers, and deliveries; (5) the LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) we are not aware of safety or accident problems in the vicinity; (7) there is no change of land use with access to a State Highway.

The proposed Wayfarer Vans project seeks to bring new life to an aging building and improve the surrounding area. Please feel free to contact me anytime with questions and/or comments.

Respectfully,
Echo Architecture, PLLC
by

A handwritten signature in black ink, appearing to read "Scott Schuster", with a long horizontal flourish extending to the right.

Scott Schuster
Architect