



Vertex Consulting Services, LLC
719-733-8605

**TURF MASTER
Site Development Plan
Letter of Intent**

PPR25XX

Sand Prairie LLC
7695 Ponca Road
Colorado Springs, CO 80908

Planner: Vertex Consulting Services, Nina Ruiz
 5825 Delmonico Drive, Suite 320
 Colorado Springs, CO 80919
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Tax Schedule No: 53040-05-005
Acreage: 5 Acres
Zoning: RR-5 (Residential Rural), CAD-O (Commercial Airport Overlay)
Utilities: well (water), septic (wastewater), MVEA (electric)

Request:
 A request for site development plan approval allow for a variance of use pursuant to the variance of use approval (PCD File No. VA248). With the exception of the substitute landscape plan, the proposed development is in full compliance with all El Paso County regulations.

Lighting:
 No new permanent lighting is being proposed. All existing lighting is residential lighting which was installed with the residential use.

Substitute Landscape Request:
 Pursuant to Section 6.2.2.A.4 of the Land Development Code (LDC), the Director may approve a substitute plan, provided the proposed landscaping provides an equivalent. The LDC requires perimeter landscaping of one tree per 15 feet when a commercial use is adjacent to a residential use/zoning district along with a solid privacy fence. All surrounding properties are residentially zoned.

SUBSTITUTE LANDSCAPE REQUEST	
LDC REQUIREMENT	SUBSTITUTE
ONE TREE PER 15 PARKING SPACES WITHIN AN ISLAND	THERE ARE WELL OVER 100 EXISTING TREES AND SHRUBS ON THE PROPERTY. IN PLACE OF ISLANDS, THE EXISTING VEGETATION WILL REMAIN TO SCREEN THE PARKING FROM VIEW.
BUFFER BETWEEN NON-RESIDENTIAL USE AND RESIDENTIAL USE WITH ONE TREE FOR EVERY 25 FEET AND A PRIVACY FENCE	THERE ARE WELL OVER 100 EXISTING TREES AND SHRUBS ON THE PROPERTY, EXCEEDING THE TREE COUNT REQUIREMENT WHICH WOULD BE REQUIRED ALONG THE PROPERTY LINE. THE BUILDINGS HAVE BEEN ORIENTED TO SCREEN THE USE FROM THE VIEW OF THE ADJACENT PROPERTIES MORE EFFECTIVELY THAN A PRIVACY FENCE ALONG THE PERIMETER.

Traffic

The 2016 MTCP does not include Poncha Road. A traffic impact study is not required pursuant to ECM Appendix B, ECM Chapters 1.6 and 1.16 as the proposed use will not result in traffic in excess of 100 ADT or 10 trips at the peak hour, there are no additional minor or major roadways being proposed, there will be no change in the type of traffic to be generated, the subdivision will not result in a change to the LOS for Poncha Road or any other nearby County roadways, and there is no proposed access onto a State Highway. The use is anticipated to result in an average of 52 additional trips per day. The use will not generate any additional pedestrian or bicycle traffic. No roadway or intersection in the immediate vicinity has a history of safety or accident problems.