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PCDD File No. PPR-21-036, V-22-002

Revised August 16, 2022

John Green, Project Manager . . . 'johngreen@elpasoco.com' (719) 520-6442  
El Paso County, Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Re: NORTHCREST CENTER NO. 1A  
Northwest corner of Canada Drive at Constitution Avenue  
Lots 3, 4 and 5, NORTHCREST CENTER  
El Paso County, Colorado 80922

Dear Mr. Green: It is our pleasure to submit this letter of intent for Amended Final Plat, in conjunction with RMG ENGINEERS ARCHITECTS, to pursue land use and related approvals for the development of the 3.246 total acres for the 3 properties in El Paso County, Colorado (EPC APN 53323-09-004, 005 and 006), currently owned by K & S Development LLC, 3442 Tampa Road, Suite B, Palm Harbor, FL 34684.

The proposed development is located at the Northwest corner of Canada Drive and Constitution Avenue. It will consist of 13 office /warehouse units (29,640 S.F. total) with dedicated outdoor storage yards (29,521 S.F.) screened by CMU walls. The site consists of proposed asphalt pavement for parking and driveway access from Canada and egress onto Bismark Road. Concrete sidewalks are proposed along Bismark Road, Canada Drive, and Constitution Avenue in the public right-of-way connecting to existing sidewalk of the adjacent parcel and some internal sidewalk for the office building. The development also consists of improved landscaping.

The parcel in its entirety consists of three lots to be vacated and combined into one lot for a total of 3.246 Acres (141,390 Square Feet) and is currently zoned "CC CAD-O" Commercial Community w/Commercial Airport District Overlay. Previously-platted Access and/or Utility Easements, where no longer needed, are planned to be vacated by separate documents, or platted within the Amended Plat.

A traffic memorandum was completed and previously submitted to demonstrate that the development does not overburden street capacity of local public facilities. The storage yards will be screened from the public way by an opaque an 8' min CMU wall that encloses each yard. The wall and the proposed building will step with the sites topography as to be less obtrusive. There is no anticipated noise pollution in excess of any typical Commercial use. Ingress and egress will be provided along Canada Drive and Bismark Drive to minimize impacts on Constitution Avenue. The proposed parking is more than adequate for the proposed uses. The design preserves the natural topographic features as much as possible. The existing vegetation on the site is native grasses and deciduous feeder trees. Landscaping is proposed to screen the perimeter of the property and to visually buffer the project.

The parcel shall be provided with water and sewer utility services by Cherokee Metropolitan District, emergency Fire Protection services by Cimarron Hills Fire Department, Electric Service from Mountain View Electric and CSU shall provide natural gas services. The client intends to access the site from Canada Drive on the East and Bismark Road from the North via existing access easement with the property to the West.

Utilities required to serve the new building and site are proposed to be installed in one phase including gas, electric, water, sanitary sewer, and storm sewer. Water and sanitary sewer are to be serviced by way of private service taps to public mains owned by Cherokee Metro District and located within the Canada Drive



right-of-way. Gas is to be serviced by connection to an existing Colorado Springs Utilities (CSU) gas line extension located within private property along the western boundary of the project limits, which ultimately connects to the existing gas main located within the Canada Drive right-of-way.

Both public and private improvements are planned for this development. Private improvements include driveway accesses, paved parking areas with curb and gutter, retaining walls, storm water detention pond, and commercial building. The detention pond will have public access by way of a drainage easement. Public improvements include sidewalk surrounding the development on the north, east, and south sides. Public improvement easements will be provided where public sidewalk enters private property. Ownership and maintenance of private improvements will be the responsibility of the owner, while ownership and maintenance of public improvements will be the responsibility of the County. Payment of the County's Road Impact Fee will be at time of building permit.

No known deviations from the Land Development Code are proposed, and no waivers are requested. No community outreach efforts were required or planned to be held. This site previously existed within the Constitution Avenue and Peterson Road Location Improvement District per previous plat and BOCC degree, however, this District no longer exists so there are no additional impacts or requirements.

As stated, the purpose and request of this application is to vacate Lots 3, 4, and 5, NORTHCREST CENTER, into a 1-lot Replat with the proposed 29,640 Square Foot, (1) one-story office/warehouse building with dedicated fenced and gated outdoor storage yards. Each unit tenant will be required to have trash receptacles housed within their respective fenced storage yard. All associated on-site parking, landscaping, utilities and drainage facilities as shown in the Site Development Plan supporting submittal plans and reports will be provided. The proposal complies with the current Commercial Community zoning regulations. Approval of this application shall not pose any negative effects to the surrounding or downstream properties.

Constraints, hazards, and potentially sensitive natural or physical features such as wetlands, protected species habitats, floodplains, and geological features, were not found to be within the development area.

The review criteria within the Amended Final Plat checklist provided by El Paso County Planning and Community Development are satisfied by this proposed development's intent and design. Provided to El Paso County with this Amended Final Plat document set includes: Adjacent Property Owner Notification, Application/Petition Form, Final Drainage Report, Letter of Intent, Title Commitment and Amended Final Vacation/Replat. This application is in complete conformance with the CC CAD-O zone and is a normal continuation of the development process.

I hope this provides the information you have requested. Should you have questions, please feel free to contact me at (719) 528-6133 or the Owner's Authorized Representative, Sean L. Edwards at (727) 424-5121.

SITE DEVELOPMENT PLAN PREPARER:

RMG ENGINEERS ARCHITECTS, Jennifer Zezlina 'jzezlina@rmg-engineers.com' (719) 488-2145  
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Respectfully submitted,



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