

01/31/2025

Landscape Endeavors Site Development Plan Letter of Intent

PROPERTY DATA

Address: 2725 Akers Dr, Colorado Springs, CO 80922

Tax Schedule number: 5332414003

Legal Description: LOT 1 SEDER SUB.

Parcel size: 122,476 S.F. (2.76 acres)

Existing Zoning: M

1. DESCRIPTION

The proposed project consists of an Amendment to the previously approved Site Development Plan (*file no. PPR1312*) which originally proposed a 5,000 Sq.Ft. Office/Warehouse building and a future 5,000 Sq.Ft. detached building at 2727 Akers Dr. This lot was previously replated as part of two separate lots per Recorded Plat no. 224715321 (*file no. VR2319*).

The Site Development Plan Amendment is proposing an attached 7,000 Sq.Ft. addition to the existing plan in lieu of the previously approved detached 5,000 Sq.Ft. future building. The site design will be developed per the applicable plans and documents associated with this Site Development Plan amendment.

2. JUSTIFICATION OF USE

The proposed development has been carefully considered and designed to conform to the current El Paso County Land Development Code and the guidelines set forth in the previously approved Falcon Highlands PUD Development Plan.

The proposed use is consistent with previously approved Development Plan and is an allowed use in the existing "M" zoning. The Use of the existing building and addition is office/warehouse which remains unchanged from previous uses.

3. EXISTING AND PROPOSED FACILITIES

The proposed development is located on an already developed lot. The existing access driveway is to remain which serves two lots via an existing shared roadway and maintenance Easement agreement.

The exterior of the existing building will be updated with new stone veneer and stucco at the front, and new windows/doors as required for natural light. The proposed addition is will be designed to fit in within the general style of the existing building, in addition to maximizing the site layout. The overall building size and layout will support the needs of the owner as an office/warehouse use.

New off-street parking and applicable landscaping has been designed in accordance with Chapter 6 of the LDC. A summary of the off-street parking (and ADA accessible parking) calculations has been included on the Site Development Plan cover sheet.

A traffic Impact study has not been provided as it is not required per section B.1.2.D. The increase in the number of vehicular trips which not exceed the existing trip generation by more than 10 peak hour trips. There is no change in the type of traffic to be generated, there are no proposed intersections, no change with access to a State Highway, nor has there been any history of safety or accident problems in the immediate vicinity.

Below is a Trip Generation Estimate comparing the existing and proposed Land Use.

Table 1 - Trip Generation Estimate															
ITE Code / Land Use	Size	Trip Generation Rates ¹			Trips Generated										
					Average Weekday Trips	AM Peak-Hour (7 - 9)			PM Peak-Hour (4 - 6)						
		Avg. Weekday	AM PEAK	PM PEAK		% Trips	Trips	% Trips	Trips	Total	% Trips	Trips	% Trips	Trips	Total
Existing Land Use															
#150 Warehousing	3 KSF	1.71	0.17	0.18	5	77%	1	23%	1	2	28%	1	72%	1	2
#712 Small Office Building	2 KSF	14.39	1.67	2.16	29	82%	3	18%	1	4	34%	1	66%	3	4
Total Trips					34	4		2		6	2		4		6
Proposed Land Use															
#150 Warehousing	7 KSF	1.71	0.17	0.18	12	77%	1	23%	1	2	28%	1	72%	1	2
#712 Small Office Building	5 KSF	14.39	1.67	2.16	72	82%	7	18%	2	9	34%	4	66%	7	11
Total Trips					84	8		3		11	5		8		13
Additional Proposed Total Trips Compared to Existing Total Trips					50	4		1		5	3		4		7

¹Source: "Trip Generation" Institute of Transportation Engineers, 11th Edition, 2021

The site is to be graded to provide for the building addition, allow for a paved parking area to the west of the buildings, and generally “flatten” the remainder of the site to the east of the buildings. To provide for proper grading of the site’s paved parking area, addition, and “flatten” landscaped areas, retaining walls will be used. There will be two retaining wall, one to the north and one to the south. The northern retaining wall will allow the site to be ‘cut’ into the existing slopes to the west and east of the existing site.

This wall will provide for adequate land surface for the addition, paved parking area, and the northern portion of the “flattened” landscape area. The southern wall will be used to retain additional fill to be used to generally “flatten” the southern area of the site. The wall will allow for the existing access into Lot 2 to remain as is, as it is not a part of Lot 1.

The existing utilities servicing the existing building are to be extended to the new addition as needed to provide utility serve to the building addition. The Utility Plan will be submitted to Cherokee Metro District (Water & Sanitary) and Falcon Fire Protection District for approval.

The landscape design for the Akers Drive project is intended to meet the El Paso County landscape code requirements and provide an enhanced, sustainable and low water use environment. This includes using a combination of native grass where appropriate, rock planting areas, boulder accents, and xeric plantings. The design does not include any high water use grass areas.

New parking lot down-cast light poles and four down-cast wall packs are being proposed on the site re. the photometrics plan.

Regards,
Nick Sallecchia, Project Manager
Bucher Design Studio, Inc.