

Landscape Endeavors Site Development Plan Letter of Intent

PROPERTY DATA

PPR255

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

SDP says 7100sqft

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.

This PUD is not applicable to this parcel. Please remove or correct.

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 is attached to the Site Development Plan cover sheet.

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

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

ITE Code / Land Use	Size	Trip Generation Rates ¹			Average Weekday Trips	AM Peak-Hour (7-9 AM)									
		Avg. Weekday	AM PEAK	PM PEAK		Inbound		Outbound							
						% Trips	Trips	% Trips	Trips						
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

For no TIS to be submitted trips from the site cannot exceed 100 ADT and/or 10 peak hour trips. Please explain the total number of trips to be generated with justification. ITE use category #180 is more applicable to the business type. The combined uses of #712 and #180 exceed 100 ADT.

Note the described uses do not match or meet the intended use of a landscaping service type business.

Please explain the type of business operations to be conducted from the lot, the total number of employees, days and hours of operation and the number of vehicles to be operated from the site.

Warehouse use does not match per EPC Road Impact Fee definitions or ITE use. The new addition meets **General Commercial** use definition for EPC Road Impact fee.
<https://publicworks.elpasoco.com/road-impact-fees/>

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.

General Commercial: A shopping center, excluding outparcels for fast food restaurant uses, or a free-standing establishment engaged in the selling or rental of goods, services, or entertainment to the general public, excluding fast food restaurants. Such uses include, but are not limited to, shopping centers, restaurants other than fast food restaurants, gas stations or convenience stores, discount stores, supermarkets, home improvement stores, pharmacies, automobile sales and service, banks, movie theaters, amusement arcades, bowling alleys, barber shops, laundromats, funeral homes, vocational or technical schools, dance studios, health clubs, electrical, plumbing, and HVAC service, and other services involved in providing contract repairs and services to meet residential or business needs.

Warehouse: An establishment primarily engaged in but not limited to the display, storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Typical uses include wholesale distributors, storage warehouses, moving and storage firms, trucking and shipping operations and major mail processing centers. This does not include storage associated with or accessory to another land use on the same parcel, such as storage for commercial businesses, etc.