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**Norwood Church
Site Development Plan
Letter of Intent**

October 19, 2023

Gorilla Capital
1342 High Street, Eugene, OR 97401
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Planner: Vertex Consulting Services, Nina Ruiz
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Tax Schedule No: 4300000635
Acreage: 5 Acres
Zoning: RR-2.5 (Residential Rural)
Utilities: Saddlehorn Metropolitan District (water), septic (wastewater), MVEA (electric)

Site Location, Size, Zoning:

Vertex Consulting Services, on behalf of Gorilla Capital, is respectfully submitting a site development plan application to allow for development of lot 38, Saddlehorn Ranch Filing No. 3 as a religious institution. The property is zoned RR-2.5 and is located southeast of the Curtis Road and Judge Orr Road intersection.

Request:

A request for site development plan approval to allow for the construction of a religious institution. The improvements will also include compliance with the County grading requirements. With the exception of the alternative landscape plan, the proposed development is in full compliance with all El Paso County regulations. The existing Saddlehorn regional pond was designed and sized to accept flows related to the proposed religious institution (see drainage letter).

Alternative Landscape Request:

Pursuant to Section 6.2.2.A.4 of the Land Development Code (LDC), the Director may approve an alternative landscape 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.

The property is 5 acres in size. The commercial activities take place in the center of the property with the majority of the lot remaining open, native grass. The surrounding lots are rural residential and do not include solid, privacy fencing. For this reason, privacy fencing on the exterior is not depicted. The alternative landscape plan is to provide landscaping to meet the LDC requirements, with the exception of the fencing, for the limits of the development area.

Traffic:

Please review the Traffic Impact Study dated November 16, 2023 prepared by LSC Transportation Consultants, Inc. for further information regarding traffic and circulation.

V3: Please discuss the provision of utilities