



County File No. CDR242

This statement is a bit confusing. Religious institutions are allowed in the RS-5000 zoning district pursuant to LDC Chp. 5 Table 5-1 Principal Uses.

EPC ASR is showing incorrect zoning info to an update error. The property is zoned Residential Suburban

LETTER OF INTENT 208 CUNNINGHAM DRIVE

6511101016

Project Description

The proposed site is located at 208 Cunningham Drive, Colorado Springs, CO 80911. The site is an existing Salvation Army, so there is no property tax schedule number. The existing zoning is A1. Improvements to the site include the construction of an asphalt parking lot with a concrete valley pan, curb and gutter, and a porous landscape detention (PLD) with storm utility infrastructure. A parking lot already exists on the site, but it is currently a gravel lot. The gravel lot will be paved to become asphalt and striped for more parking spaces. Since the parking lot already exists and is just being improved, there is no anticipated traffic generation and access to the lot will remain in the same location. The building use is church, so the paving of a parking lot complies with the requirements of the Land Development Code.

The site has had flooding issues in the past, so along with the construction of the parking lot, a PLD will be constructed to mitigate the flooding issues on site. Storm utilities will be constructed in the proposed site and the neighboring site to mitigate the flooding issues. is located southwest of the intersection of Interquest Parkway and Federal Drive. Primary access to the site will be from private drives located to the north and west of the site.

Incorrect location

Justification

This project has been submitted for approval to fill the need for more parking at an existing Salvation Army building. It is also filling the need of flood mitigation for the existing site and the neighboring sites. Project design and deliverables were completed with consideration and compliance with the County's Land Development Code.

It would be important to add brief discussion how the project is in compliance with the EPC ECM, especially since this is an engineering driven application.

Prepared for:

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Please discuss the drainage easement and maintenance agreement with the adjoining property in which the stormwater pipe will cross to reach Leta Drive. State who is responsible for maintenance and repair.

A Right of Way maintenance agreement will be required for the sidewalk chase. EPC has a standard agreement