

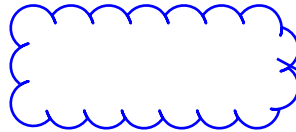


V2 comment:  
Unresolved comments from  
version 1, please revise

**Vertex Consulting Services, LLC**  
455 Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903-3672  
719-733-8605

**City Link Trucking  
Site Development Plan  
Letter of Intent**

**September 13, 2023**



**PCD File PPR2339**

Land View LLC  
2908 E Gunnison Street, Colorado Springs, CO 80909  
(719) 473-4895

**Planner/Applicant:** Vertex Consulting Services, Nina Ruiz  
455 E Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903  
719-733-8605  
[Nina.ruiz@vertexc.com](mailto:Nina.ruiz@vertexc.com)

**Contractor:** T-Bone Construction, Inc  
1310 Ford Street  
Colorado Springs, CO 80915  
(719) 623-3314

**Civil Engineer:** JPS Engineering  
19 E Willamette Ave.  
Colorado Springs, CO 80903  
(719) 477-9429

Please include :  
-no sign plan

**Tax Schedule No:** 44150-00-021  
**Acreage:** 99.97 Acres  
**Zoning:** CS & RR-5 (Residential Rural)  
**Utilities:** well (water), septic (wastewater), MVEA (electric), propane gas (if needed)

**Site Location:**

The property is located southwest of the Curtis Road and Highway 94 intersection.

**Request:**

A request for site development plan approval to allow City Link Trucking (motor freight terminal). The use has been permitted by an approved special use (AL2121). The improvements will also include compliance with the County MS4 permit requirements (e.g. construction of a detention pond). With the exception of the alternative landscape plan the proposed development is in full compliance with all El Paso County regulations.

**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. The surrounding properties are residentially zoned.

The property is 99.97 acres in size, whereas the proposed development will be less than 5-acres in size. The commercial activities take place in the southwest quadrant of the property. The outside storage will be screened from the residential properties by the solid 8-foot fence. All development will be setback a minimum of 130' from the property line. The proposed screening, size of the property, and large setback allow for any potential visual impact to be mitigated. Water is

provided by a well, which does not allow for adequate water for irrigation of the plantings required by the Code.

The LDC would require a total of 612 trees on the perimeter as well as 174,170 internal plantings, which is excessive considering the limited area being utilized. The LDC would also require a solid privacy fence along the entire perimeter of the property, which is out of character with the adjacent rural residential lots and would cause the property to stand out in place of blending into the surrounding neighborhood. Privacy fencing is instead proposed immediately adjacent to the outside storage area.

The proposed alternative landscaping request to utilize privacy fencing as well as plantings at the building entrance will meet the intent of the Code. Additionally, the proposed landscaping is in keeping with the character of the surrounding neighborhood.

**Traffic:**

- Access to the site will be provided at a new property access drive off of Curtis Road. The entrance will provide a 100'+ drive prior to the fenced yard entrance gate, providing space for a staging or holding area for Trucking Vehicle operation of the yard gate, a to not block any traffic on Curtis Road.
- Vehicular Traffic: Daily vehicle trip generation varies based but generally do not exceed 25. Peak hour trips do not exceed 10.
- There are no additional proposed minor or major roadway intersections
- The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends
- The change in the type of traffic to be generated does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property
- The acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained
- No roadway or intersection in the immediate vicinity has a history of safety or accident problems
- There is no change of land use with access to a State Highway.
- Pedestrian Traffic: proposed use will not generate any new pedestrian traffic.
- Bicycle Traffic: proposed use will not generate any new bicycle traffic

Please clarify if a private road or just a driveway is being constructed. the GEC plan and CDs call out a private road. Please update docs as necessary

Please clarify if site will be open to the public

A driveway access permit will be required.