



June 27, 2019

PCD FILE NO. PPR1911

**LETTER OF INTENT  
GULFEAGLE SUPPLY STORAGE YARD  
MAJOR COMMERCIAL SITE DEVELOPMENT PLAN**

**Owner:**

SBJ Resch Family Partnership, LTD  
2900 7<sup>th</sup> Avenue East, Suite 200  
Tampa, FL 33605  
(813) 248-4911

**Applicant:**

GulfEagle Supply  
1456 Selix Grove  
Colorado Springs, CO 80915  
(719) 574-7663  
Jeff Barnes, Regional Manager

**Consultant:**

M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
(719) 635-5736  
Charles C. Crum, P.E.

**Site Location Size and Zoning:**

The site of the proposed Special Use hereinafter called GulfEagle Supply Storage Yard is located within the northeast one-quarter of Section 8, Township 14 South, Range 65 west of the 6th principal meridian in El Paso County, Colorado. The site consists of three (3) platted lots being Lots 3, 4 & 5 Claremont Business Park Filing No. 2. The property has El Paso County Tax Schedule No.s 5408102007, 5408102008 & 5408102009. The site is currently undeveloped with existing paved roadways bordering the west and east sides of the site. The site has the addresses of 1445, 1455, 1465 Selix Grove. The 1.21± acre site is situated on the east side of Selix Grove and on the west side of Meadowbrook Parkway. The site is north of Highway 24 west of Marksheffel Road. The zone of the site is CS-CAD-O (Commercial Service – Commercial Airport District).

The property to the west of the site, on the opposite side of private Selix Grove, is also owned by SBJ Resch Family Partnership Ltd. and operated by GulfEagle Supply. GulfEagle provides roofing and building supplies with jobsite delivery to building contractors throughout the El Paso County region. All properties surrounding the site are also zoned CS-CAD-O (Commercial Service – Commercial Airport District) and have similar industrial warehouse and commercial uses as the subject property.

*Engineers • Surveyors*  
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### **Request and Justification:**

The request is for Site Development Plan approval of an outdoor supply storage yard to be contained in Lots 3, 4 & 5 Claremont Business Park Filing No. 2. The outdoor storage yard is a Special Use in the CS zone. Special Use approval is also being sought for this site. The proposed Site Development Plan will provide Gulfeagle Supply with needed additional supply storage space materials awaiting delivery to various job sites in Colorado Springs and El Paso County. The proposed use and site development plan is compatible with the existing surrounding land uses consisting of commercial warehousing, material supply, storage and distribution. The surrounding area is an Industrial Park environment with many of the facilities being associated with the building trades. This application meets the requirements of the Land Development Code and the Engineering Criteria Manual (ECM). Alternative Landscaping is requested for this site as illustrated on the Landscape Plan.

### **Landscaping**

Roadway landscaping is required and provided along the adjacent public right-of-way, Meadowbrook Parkway in a 10 ft. wide Landscape Setback. Landscaping in accordance with county requirements is provided within the setback. Alternative landscaping is requested to allow the required internal landscaping to be placed on the Selix Grove frontage adjacent to and in between the proposed private water quality rain gardens and site entrance. Since the proposed special use is an outdoor supply storage yard, it would be impractical and contrary to the proposed use to install internal landscaping inside the opaque fencing of the site. Additionally, the required water quality rain gardens along Selix Grove specialized vegetative cover, precluding normal landscape plantings. The site will be screened with opaque fencing typical of this immediate industrial area. The proposed landscaping provides screening in addition to the proposed opaque fencing along Meadowbrook Parkway and Selix Grove.

### **Access**

Access to this project is from existing private Selix Grove, connecting to Meadowbrook Parkway at two points. Selix Grove is an existing private road with curb, gutter, pavement and utilities. These existing improvements will allow the adequate access to be occur. This storage site serves the GulfEagle Supply Company office/warehouse located directly across Selix Grove. All employee and visitor parking is located at the office/warehouse facility. No visitors will have access to this proposed storage areas and there is no cause to provide ADA access to the storage area.

### **Storm Drainage**

The site will contain an water quality treatment BMP's for stormwater runoff from the site. The Final Drainage Report for the site indicates that there are no significant drainage impacts to downstream facilities and properties.

### **Water, Sanitary Sewer, Electric And Gas Utilities**

The site is contained within the service area of Cherokee Metropolitan for water and sewer. No water or sewer services will be required for this site and use. The site is in the service areas of Colorado Springs

Utilities for electric and natural gas. No gas service is required for this site and use. Only minimal electrical service will be required.

### **Fire Protection**

Fire Protection is provided by Cimarron Hills Fire Protection District. The site is located in the district which already provides fire protection to the site and surrounding area. Water Mains and Fire Hydrants for the site exist in both Selix Grove and Meadowbrooke Parkway.

### **Traffic Impact**

The proposed use is expected to generate the same level of traffic as originally planned for in the CC zone when platted. A Traffic Impact Report was provided with the platting of the property in 2006. Proper access is being provided from existing Selix Grove connecting to Meadowbrooke parkway. This development is not subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 18-471. No building permits are expected to be issued with this project and it was platted before February 11, 2010.

### **Existing and Proposed Facilities**

No additional public facilities will be required for development of the existing lots for the proposed storage yard use. Transportation and utility infrastructure exists as discussed above. The minimal site improvements will consist of stormwater BMP's, perimeter curb and gutter, ground stabilization with compacted base course and or recycled asphalt product, a portable gatehouse trailer, opaque fencing and landscaping along the street frontages. These improvements will allow the proper use of the site as an outdoor storage yard for the Gulfeagle Supply business.