



HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400
(719) 570-1599 | www.hammersconstruction.com
Specializing in Design/Build

430 Years
Est. 1991

Letter of Intent Special Use

Owner Information

Mayberry Communities, LLC
3296 Divide Heights # 207
Colorado Springs, CO 80922
Attn: Jason Kvols
(719) 426-7810
Project Name: Intelifab

Owner Representatives

Hammers Construction, Inc.
Robert Green – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Mayberry, Colorado Springs Filing No 2, Lot 1
Address: 22312 Cattlemen Run
Ellicott, CO 80808
Lot Size: 1.5 acres
Zoned – CS
Parcel number: 34141-01-001

Associated Plans

Plat: PCD File No. SF1910
Rezone: PCD File No. SF 1825
Site DP: EPC File No. PPR-20-012

Request and Justification

Intelifab is a manufacturing company specializing in panelization of home products. By using the panelization method, homes can be built faster and more cost efficient as it reduces labor costs on the job site. In addition, all the products are assembled in a controlled environment which decreases settling due to weather exposure. This process overall is more accurate and way quicker, which is beneficial to the future home buyer. Request approval for the new construction of a 20,329 sf manufacturing built on the property indicated above. Light Manufacturing is a special use in the CS zone, which is the reason for this request. The property is currently vacant.

Existing and proposed facilities, structures and roads.

The lot will be entered from Cattlemen Run. The lot currently has warehouse buildings on the property which will be removed. A 20,329 sf gross building is being proposed on the property indicated above.

Criteria:

Significance: This building is being used to manufacture the products to build the homes proposed for this subdivision. Using a panelized building system, the lot will be fully covered with asphalt, paving and the rest along the road will be landscaped.



Master plan: We feel this proposal is consistent with these three components:

1. Ellicott Valley Comprehensive Plan (Small area plan):

Policy 1.7 encourage new development to locate in areas where existing facilities can efficiently be extended. Our proposal encourages new development, as the light manufacturing building will support the residential since this commercial building is needed to manufacture the homes planned for this subdivision. This panelized plant also promotes expansion as it make the homes more cost effective to promote further growth as well as reduces construction time.

Policy 4.1 encourage new commercial uses to locate either in association with existing commercial areas or within planned urban density projects. This proposal fits into the existing approved CS zone for commercial property located to the East & South of this property. This panelized plant can also be used to construct the commercial buildings as well. This would also provide a cohesive look to marry these residential and commercial subdivision.

2. Policy Plan:

Policy 5.1.3 encourages economic development strategies to be tailored to the unique conditions of particular subareas of the County. Our proposal is a unique condition as this light manufacturing use is needed to meet the needs and demands of the construction of residential housing. As mentioned above, the panelization process will keep costs down and promote growth in this sub area of the County, especially as products are harder to come by and more costly to ship.

Policy 5.1.9 encourages appropriate economic development in rural areas of the County as a means of providing local employment opportunities, increasing community tax base, and reducing long commutes. This new light manufacturing building will create new jobs as they will new employees to run the different areas of the plant. With having this as a developed lot will create additional revenue for the County as they will be buying products in the County and assembling them on site. It will also help with property taxes for this commercial property as well as the residential housing. Once these houses are built, this Community will be in El Paso County and buy groceries, clothing, products, etc locally within their community, thus creating a substantial revenue to El Paso County. Finally, Ellicott is starting to be a growing community as Falcon/Peyton areas are exploding with new building. People are still wanting to have that Country feel without being in the hustle and bustle of a busier town. Ellicott provides this solution, as it is provides an in between development between the outlying rural areas, such as Yoder or Calhan. Based on this, we feel this promotes a reduction in a long commute.

3. Water Master Plan:

This property is located in Region 4 and water is provided by Ellicott Utilities Company, LLC. This property is part of Mayberry, Colorado Springs Filings No 1 & 2 and will connect to the existing central water. The Company has adequate water rights is water/sewer system infrastructure to serve the development which includes proposed development of 98 residential homes as well as the proposed commercial lots in Filing No 2. Ellicott Utilities Company, LLC has committed a sufficient water supply and sufficient wastewater capacity to serve this area using water rights from the ETC Denver Basin well and available wastewater treatment capacity



at the Ellicott Springs Wastewater Treatment Plant. Please refer to the water resources report created by JPS engineering that was accepted at the approval of the final plat (SF-1910). Per Policy 4.1.4 Ellicott Utilities Company, LLC meets the requirements set by the state of Colorado and water boards. All findings/results are reported to the state if any issues may arise. Per Goal 5.1 & policy 5.1.1, the demand of this proposal has been included and shown in the after resources report as well as commitment letters from Ellicott Utilities Water, LLC. Water allotment has to be approved by the state and like other water companies, methods of recycling water have been planned and researching if more water is needed. Our proposal utilities xeriscape landscaping which significantly reduces the need for water and don't require much after the first year once the plantings are established. In addition, a commercial use is a lot less demand than residential property and don't have as high a demand (Goal 5.3 and policy 5.3.2). Based on this we feel we meet the requirements of the water master plan per EPC.

Character/Harmony: This use request will be meet the character of the neighborhood and will generally be compatible with the existing and allowable land uses in the surrounding area. The existing use of this property was used as a batch plant. We are removing this use and rezoned this property as a CS zone. The proposal is to develop to the east and south as commercial property which is in character with the new land uses. It is also in character with the residential neighborhood as this facility is needed in order to develop the homes. We will be developing this property fully and it will be completely landscaped on all the sides that are adjacent to residential. Landscaping requirements will be met per the Zoning code for El Paso County. Per plans in the site development plan, we are proposing a xeriscape landscape design to minimize water usage. Additionally, extra trees have been provided on the landscape buffering requirements. We will be installing sidewalks on the property that will promote harmony within the development.

Public Facilities: Ellicott Utilities Company will be providing the service for this building. There was a water resource report that was recorded with Filing No. 2 that contained a commitment letter from the provider. This proposal will not overburden the capacity of the public facilities and services. There is no current public transportation in this area, but with this community, it promotes a stopping point for a future transportation. With the new residential subdivision being developed, all utilities have been accounted for and new infrastructure will be installed. Since separate water rights had to be obtained for this development, the public facilities will not be overburdened.

Storage: No storage is proposed for this site. Once the product is complete, it is loaded on a truck for delivery to site.

Traffic: This use will not create undue traffic congestion or traffic hazards in the surrounding areas. Refer to Ellicott Town Center Filing 2, PCD File No. CS192, a traffic study was conducted for the platting of this parcel and the use was already accounted for



in the traffic volumes. All pickups will be conducted within the interior of the site and will not block traffic in the street. Furthermore, we will be doing the necessary paperwork to get the access permit required per EPC guidelines.

Pollution: Pollution to the surrounding neighbors will be very minimal if any. All materials will be stored and constructed inside the building. The client will have a vacuum system to mitigate sawdust and will meet all the requirements for air ventilation per PPRBD amended codes as well as the current Building Codes. We are installing R-30 insulation in the walls and R-38 in the roof to help mitigate transfer of noise. To understand this increase, we typically install R-19. We are not proposing any pole lights for this site only building lighting. Refer to site development plan application, we have provided a photometric and the light does not shine off-site. Furthermore, this will be a sprinkled building and protect adjacent owners if this ever needed. This proposal will not be a detriment to air, water, light or noise pollution.

Health/Safety: This request will not cause any health or safety issues. The light manufacturing will follow all necessary guidelines for health/safety. This category should not be an issue.

Conformity: We are following the county rules, regulations and ordinances. We have already submitted the development plan for review and are meeting the requirements set forth for development in the EPC codes. We feel we are meeting all these codes and therefore this request is in compliance with these regulations.

In conclusion, the light manufacturing use will be an important part of this submission development. Without this panelization system, the cost of homes will be at a greater cost and may hikes sales of the residential subdivision. We have provided screening with fencing and landscaping to make the aesthetics more pleasing. In addition, the neighboring property to the west, is a commercially zoned lot. Since this area was originally used as a batch plant, we feel this light manufacturing use is a better suited use for this area and it is needed to develop the residential community as well as potential other subdivisions since it is so expensive to ship this far out of town. We feel this project is a benefit to the community and will help economically for future home buyers.

If there are any additional questions or concerns that arise, please feel free to call me at any time to discuss the project in more detail. Thank you for your acceptance and review of this application.

Sincerely,

Lisa Peterson
Designer/Applicant