



HAMMERS CONSTRUCTION, INC.

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• **SPECIALIZING IN DESIGN / BUILD** •

Steve Hammers, President
shammers@hammersconstruction.com

Date: September 12, 2018

Letter of Intent Special Use Application

Owner Information

D and D Management LLC
6485 Alibi Cr.
Colorado Springs, CO 80923
Project Name: Big O Tires

Owner Representatives:

Zack Crabtree – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Contractor Information:

Hammers Construction
1411 Woolsey Heights
Colorado Springs, CO 80915
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Site:

6985 N. Meridian Rd.
Peyton, CO 80831
Lot Size: 1.22 acres
Zoned – CC
Parcel number: 53124-01-008

Request and Justification

Big O Tires is one of the largest retail franchisors in the US. Requesting approval for the new construction of a 6,474 sf building built on the property indicated above. Office and retail are allowed uses within the CC zone and we are requesting approval of the uses for auto repair and warehouse storage (which is a special use in the CC zone). We will add necessary parking, drive aisles and landscaping per El Paso County requirements. No free-standing signs are being proposed at this time.

The majority of the business is selling and installing tires on vehicles. They also do oil changes and other minor repairs to vehicles. The storage will be used for additional tire storage as well as tools and parts. All storage will remain within the building. On the site plan we do have a little fenced area for storage. This storage is for extra tools and equipment that are a backup, such as air compressors or air tanks.

Existing and proposed facilities, structures and roads.

The proposed lot is entered from Meridian Road. The proposed lot is currently vacant. A 6,474 s.f. building for Big O Tires is being proposed on the property indicated above.



Fencing:

We are requesting an alternative screening method for the fencing located at the east side of the building. We are requesting relief on the 100% screening requirement for the storage area proposed. We are currently proposing a 6'-0" chain-link fence with slat inserts. We feel this type of fence is adequate and should be allowed for the following reasons:

- As mentioned this area will be used for backup or reserve equipment such as air compressors or air tanks. This is a small area that the owner's just want to have a secure area to place these items. The area of this space is 33'x 12', totaling 396 sf.
- We have already taken other screening measures on the site with landscaping. We have landscaping on the north and east side of the property. This will prevent seeing this fencing from the road or the adjacent residential property (which is vacant).
- In conclusion on this issue, we feel the 100% screening is unnecessary due to the small nature of the size and the additional landscaping that will be installed.

Furthermore, looking at the neighboring lots, there is not much screening anywhere. Dumpsters are just exposed as well as other storage items in this area. We feel this will not be a determinant to the property and should not be an issue with the existing feel of the neighborhood, especially with the improvements we will be doing on this site.

Additional Information:

Significance: This is a business that will help the community. Everyone that has a vehicle needs to maintain them, which includes tires. The closer proximity to the business will add convenience for the neighborhood. The lot will fully landscaped and will enhance the appearance of this lot especially since the new park and ride will be in close proximity. A developed lot is better in appearance than an unmaintained empty lot.

Storage: Since the storage of the tires will be located within the building we feel this should not be an issue. In addition, the storage is in correlation with the retail business of selling tire. The owner do not do major vehicle repairs, so no cars will be stored that are not in working condition. We are requesting a small area of storage outside to house additional equipment, such as an air compressor or additional portable air tanks. This type of equipment is not required to be screened, but we are proposing a 6' opaque chainlink fence for security purposes.

Traffic: A traffic study has been completed for this project and has been determined it will not create undue traffic congestion or traffic hazards in the surrounding areas. All parking is located on site and the drive aisles are wide enough to allow maneuvering for delivery trucks around the site.



Pollution: The auto repair use will not cause any significant air, water or noise pollution. We are required through RBD to have proper ventilation and air exchanges for this use. In addition, there are strict codes Big O Tires has to follow with the franchisor. Noise will not be an issue as there is more noise from the traffic along Highway 24 than from the business (we did some checks already and the decibel levels were 85-90 db).

Health/Safety: This request will not cause any health or safety issues. The owners have policies in place per the franchisor requirements to keep the business safe for employees and customers. They will have oil storage on site for oil changes and that storage will meet the requirements that fire, RBD and state regulations that will be administered. If a spill were to happen, there are procedures the owner knows to follow. In addition, there will be a sand-oil interceptor to prevent spills going in the water/sewer system.

In conclusion, this will be a great addition to the community. We have an architecturally pleasing building as well as 360 degrees of landscaping. This request should not be a detriment to the neighborhood as we feel it coincides with the projection of other commercial buildings that will be built at this intersection. Therefore, this business is what is needed for this area and know that it will be a great asset.

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