

V1_Letter of Intent_COMMENTS.pdf Markup Summary

Bret Dilts - DPW Engineering (3)

VA264

Subject: Engineer
Page Label: 1
Author: Bret Dilts - DPW Engineering
Date: 5/6/2026 11:01:03 AM
Status:
Color: ■
Layer:
Space:

VA264

County Road I
on 24-377.
building per

Subject: Engineer
Page Label: 3
Author: Bret Dilts - DPW Engineering
Date: 5/6/2026 8:24:52 AM
Status:
Color: ■
Layer:
Space:

24-377

Road Impact Fee Program p
77. Traffic Impact Fees sh
; permit.
uate parking, traffic circula
ring the Site Development

25-337

Subject: Engineer
Page Label: 3
Author: Bret Dilts - DPW Engineering
Date: 5/6/2026 8:25:08 AM
Status:
Color: ■
Layer:
Space:

25-337

Ibesler (2)

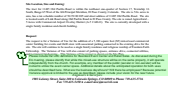
Subject: Text Box
Page Label: 2
Author: Ibesler
Date: 5/5/2026 2:19:01 PM
Status:
Color: ■
Layer:
Space:

Which categories of land use in the 10th Edition of the ITE Trip Generation Manual were used for this calculation? There is not a Thrift Center or Commercial Building for Special Events in this manual. The land use that most aligns the thrift center is the Variety Store (84). According to the 11th Edition of the ITE Trip Generation Manual, the bottom of the range of rates of the vehicle trip generation per 1000 sq ft GFA on a weekday is 20.51 trips. This would result in 106.24 trips/weekday.

Based on this calculation, the vehicle trip generation will exceed the >100 trips per day criteria for the TIS exemption per Section B.1.2.D in Appendix B of the ECM.

Subject: Text Box
Page Label: 3
Author: Ibesler
Date: 5/5/2026 2:21:46 PM
Status:
Color: ■
Layer:
Space:

Please add statement that Road Impact Fees will be calculated during next land use phase.



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/7/2026 12:26:42 PM
Status:
Color: ■
Layer:
Space:

Please include the LDC definitions for Business Event Center and Retail Sales. As discussed during the EA meeting, please identify that while this mixed-use structure will be on the same property, it will operate independently from the church. For example, any member of the public (secular or non-secular) will be invited to utilize the event center space. Additional details about the anticipated operation for both uses should be described here. What are the business days/hours? Will there be employees? Because potential Variance approval is limited to the use as described, please include your vision for the near future.



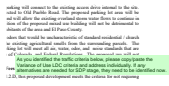
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/7/2026 12:52:39 PM
Status:
Color: ■
Layer:
Space:

Address the CAD-O, Part 77 overlay. "Airport Activity Notice and Disclosure or equivalent required, if not already recorded, in order to secure a building permit or development permit." (LDC 4.3.1)



Subject: Planner
Page Label: 2
Author: MirandaBenson2
Date: 5/7/2026 12:08:52 PM
Status:
Color: ■
Layer:
Space:

Please consider expanding upon the comment that there is a hardship / difficulty to provide ministry. ? The desire to provide low-cost retail service and an event center was discussed during the EA. As this is the #1 criteria for approval of a Variance request, please elaborate as much as possible.



Subject: Planner
Page Label: 2
Author: MirandaBenson2
Date: 5/7/2026 12:43:43 PM
Status:
Color: ■
Layer:
Space:

As you identified the traffic criteria below, please copy/paste the Variance of Use LDC criteria and address individually. If any alternatives are needed for SDP stage, they need to be identified now.



Subject: Planner
Page Label: 3
Author: MirandaBenson2
Date: 5/7/2026 12:55:59 PM
Status:
Color: ■
Layer:
Space:

Water and wastewater need to be addressed now per 5.3.4 criteria.



Subject: Planner
Page Label: 4
Author: MirandaBenson2
Date: 5/7/2026 10:46:57 AM
Status:
Color: ■
Layer:
Space:

Note: I will ask you to acknowledge/address the EDARP comment provided by the El Paso County Conservation District at the Site Development Plan review stage.



April 3, 2026

PCD File No. **VA264**

**LETTER OF INTENT
Mixed Use Business Event Center / Thrift Store
Variance of Use
(MVE Project No. 61239)**

Owner / Applicant:

Fountain Faith Fellowship
11485 Old Pueblo Road
Fountain, CO 80817
(719) 300-3022

Consultant:

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

Property Tax Schedule No:

56170-00-005

Current Zoning:

A-5 CAD-O

Site Location, Size and Zoning:

The tract for 11485 Old Pueblo Road is within the northeast one-quarter of Section 17, Township 16 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado. The site is 5.0± acres in area, has a tax schedule number of 56170 00 005 and street address of 11485 Old Pueblo Road. The site is located south of Link Road along Old Pueblo Road in El Paso County. The site is zoned Agricultural – 5 Acres with Commercial Airport Overlay District (A-5 CAD-O). The site is currently developed with a single family residence and church building.

Address the CAD-O, Part 77 overlay. "Airport Activity Notice and Disclosure or equivalent required, if not already recorded, in order to secure a building permit or development permit." (LDC 4.3.1)

Request:

The request is for a Variance of Use for the addition of a 5,180 square foot (SF) mixed used commercial center building for events and thrift store with associated parking connected to the existing drive for the site. The site will continue to be used as a single family residence and religious worship of Fountain Faith Fellowship. The Variance of Use will also consist of parking spaces, entrance drive, connected utilities, and permanent landscaping. This Variance of Use project is shown on the Site Plan.

Please include the LDC definitions for Business Event Center and Retail Sales. As discussed during the EA meeting, please identify that while this mixed-use structure will be on the same property, it will operate independently from the church. For example, any member of the public (secular or non-secular) will be invited to utilize the event center space. Additional details about the anticipated operation for both uses should be described here. What are the business days/hours? Will there be employees? Because potential Variance approval is limited to the use as described, please include your vision for the near future.

Engineers • Surveyors

1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736

Fax 719-635-5450 • e-mail mve@mvecivil.com

Please consider expanding upon the comment that there is a hardship / difficulty to provide ministry. ? The desire to provide low-cost retail service and an event center was discussed during the EA. As this is the #1 criteria for approval of a Variance request, please elaborate as much as possible.

Justification:

Strict application of the purpose of the A-5 Zoning District for this site would result in exceptional practical difficulties in the church's ability to adequately provide ministry and support to the disenfranchised population of the community. The proposed mixed use building will allow for thrift store sales and events to support said population.

The site consists of an existing residential single-family home, church building, out structures, and an existing parking lot. The A-5 Zone District is intended for 5-acre parcels to serve agriculture. The surrounding A-5 zoned properties consist of a mix of single family residential and grazing land.

The area of disturbance is not expected to exceed one acre. The general drainage patterns existing on the site will be maintained. The paved parking will connect to the existing access drive internal to the site. No new access points will be connected to Old Pueblo Road. The proposed parking lot area will be graded to match existing conditions and will allow the existing overland storm water flows to continue in the same general direction. The addition of the proposed mixed use building will not be detrimental to health, safety, and welfare for the inhabitants of the area and El Paso County.

The proposed uses will not generate odors that would be uncharacteristic of standard residential / church use or have a negative impact on the existing agricultural smells from the surrounding parcels. The proposed mixed use building and parking lot will meet all air, water, odor, and noise standards that are established by El Paso County, State of Colorado, and Federal Regulations. The proposed use will not adversely affect wildlife or wetlands.

Traffic Impact and Traffic Impact Fees

As you identified the traffic criteria below, please copy/paste the Variance of Use LDC criteria and address individually. If any alternatives are needed for SDP stage, they need to be identified now.

Referencing Appendix B, Section B.1.2.D, this proposed development meets the criteria for not requiring a Traffic Impact Study as follows:

Vehicular Traffic Summary

- 1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10;

Offsite impacts of the existing vehicular entrance and minimum traffic ingress & egress have been addressed as offsite impacts. Adjacent Old Pueblo Road is an El Paso County 60' wide public right-of-way. The type and location of the existing driveway connection to Old Pueblo Road was established by coordination with El Paso County at the time of construction of the existing single-family home (9.8 Trips/Weekday & 1.0 Trips/Peak Hour) and church building (35.3 Trips/Weekday & 0.6 Trips/Peak Hour). The existing offsite impact totals 45.1 Trips/Weekday & 1.6 Trips/Peak Hour) A new driveway permit will be obtained in the future if required. The proposed new offsite impacts should not require a new driveway connection as the Church, Thrift Center, and Event Center traffic uses will occur at at different times during the week. The new offsite impact of traffic generation is based on a 5,180 SF mixed use commercial center building for special events (47.2 Trips/Weekday & 2.9 Trips/Peak Hour) with an alternate use of a Thrift Center (25.5 Trips/Weekday & 3.5 Trips/Peak Hour). The Thrift Store will not be active when the Event Center is being used. Neither the Thrift Store or the Event Center will be utilized when the Church is in session. The maximum estimated Average Daily Trip generation of 57.0 Trips/Weekday & 1.6 Trips/Peak Hour for the existing single family home and Event Center. All estimates are according to Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers. This number of trips is below the County threshold of 100 tips per day or 10 trips during the peak hour.

Which categories of land use in the 10th Edition of the ITE Trip Generation Manual were used for this calculation? There is not a Thrift Center or Commercial Building for Special Events in this manual. The land use that most aligns the thrift center is the Variety Store (84). According to the 11th Edition of the ITE Trip Generation Manual, the bottom of the range of rates of the vehicle trip generation per 1000 sq ft GFA on a weekday is 20.51 trips. This would result in 106.24 trips/weekday.

Based on this calculation, the vehicle trip generation will exceed the >100 trips per day criteria for the TIS exemption per Section B.1.2.D in Appendix B of the ECM.

- 2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways;

There are not any proposed minor or major roadway intersections on major collectors, arterials, or State Highways. This Site will have immediate access to Old Pueblo Road via an existing gravel driveway.

- 3) 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 maximum estimated Average Daily Trip generation of 57.0 Trips/Weekday & 1.6 Trips/Peak Hour for the existing single family home and Event Center. All estimates are according to Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers. This number of trips is below the County threshold of 100 tips per day or 10 trips during the peak hour.

- 4) The change in the type of traffic to be generated (i.e., the addition of traffic from separate uses) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property;

Due to the nature of Single Family Home, Church, Thrift and Event Center trip generation is likely to include taking children to school, shopping, local deliveries and service providers, and attending Church, going to the Thrift & Event Center. Additional truck traffic is not anticipated as a normal occurrence.

- 5) Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained;

The addition of Thrift & Event Center is not anticipated to alter the current Level of Service and the LOS shall be maintained.

- 6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems;

This proposed development shall be connected to the existing paved road, "Old Pueblo Road." The access point to Pueblo Road has no sight obstructions. Due to the addition of such a low volume of traffic, a higher incidence of accidents is unlikely.

- 7) There is no change of land use with access to a State Highway.

The land use will continue to be zoned as Rural-5 acre and this site does not directly access a State Highway.

Please add statement that Road Impact Fees will be calculated during next land use phase.

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471 as amended by Resolution 24-377. Traffic Impact Fees should be assessed on the 5,180 SF of building and will be paid at time of building permit.

25-337

The Site Plan provided with this Variance of Use request provides for adequate parking, traffic circulation and open space. Landscaping, screening and lighting will be addressed during the Site Development Plan submittal. Sewer service for the existing buildings are provided by an on-site waste water treatment system and water service is provided via an existing well. These facilities shall be expanded or new facilities will be added as needed when identified in the Site Development Plan submittal. Stormwater drainage, fire protection, police protection, and roads are available and adequate to serve the needs of this proposed Variance of Use as designed and proposed.

Water and wastewater need to be addressed now per 5.3.4 criteria.

M.V.E., Inc. • Engineers • Surveyors

1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736

Fax 719-635-5450 • e-mail mve@mvecivil.com

Land Development standards for El Paso County will be met. The drive and parking will be constructed in accordance with an approved Site Development Plan for the site. ADA Standards are incorporated with the parking area layout and will be met along with number of parking spaces including accessible space requirements.

Pikes Peak Regional Building Department (PPRBD) will receive and review for approval the building plans to include building elevations and Site Development Plan for this site. The required number and type of parking spaces have been established using proposed mixed use commercial center square footage and comply with El Paso County Land Development requirements for parking spaces and ADA requirements. All proposed dimensions and slopes for new building access ways have been examined and are deemed compliant with the Department of Justice 2010 ADA Standards for Accessible Design. Surfacing of the entrance drive and parking lot will comply with El Paso County Engineering Standards. A Site Development Plan will be prepared with the El Paso County Community Development Standards and will be submitted under a separate application.



Note: I will ask you to acknowledge/address the EDARP comment provided by the El Paso County Conservation District at the Site Development Plan review stage.