



Engineers / Architects

*Technical Proficiency | Innovation | Value | Profitability | Respect
Enjoyable Workplace | Integrity | Teamwork*

Letter of Intent for proposed Development

May 1, 2023

Subject: Foundation Lutheran Church
Towner Ave
Colorado Springs, CO 80831

A traffic impact study will be required to be submitted. Please see ECM Appendix B for tis requirements.

Department of Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Road Impact Fees will be due with this development.

It is our pleasure to submit this letter of intent to pursue approval for the development of the 5.97 acre parcel currently owned by Foundation Lutheran Church. The proposed development will consist of a 1-story Church with a 250 seat sanctuary. The proposed footprint is approximately 9,730 S.F. The existing CR zoning is to remain intact. We are not requesting any variances or special uses. The proposed development is compatible with the existing zone and surrounding uses.

A Concept Plan was reviewed as part of the Pre-Application Meeting with John Green via Teams, no immediate issues were identified as part of the Meeting. The review criteria within the development plan checklist provided by El Paso County Planning and Community Development are satisfied by this proposed developments intent and design.

Utilities are currently available near the site. Electrical is available to the north along Londenberry. Water is available to the north and east. We will connect for a water and fire line to the east in Towner Ave. The sewer connection will be made to the south west. Drainage will be directed towards existing drainage infrastructure.

Access will be divided between a north and an east entrance. Most traffic will be generated on Sunday with occasional events on Saturday and during the week.

The proposed development is located on Towner Ave. and consists of a 5.97 acre, parcel No. 5225208001. Development Plans and Elevations are provided for review and approval. The area of the site to be cleared graded or excavated will be approximately 6.53 acres.

We have taken the existing site conditions into consideration for this project. The intent of building the new building is to provide a new place of worship. We are not requesting any alternatives or variances at this time.

If you have questions please contact me at 719.203.3321 or kmoore@rmg-engineers.com

Respectfully,

Keith E. Moore, AIA

RMG Architects & Engineers

A TIS is required. All required offsite improvements must be detailed in the report to include turn lanes, access spacing, line of site and LOS etc. Until the TIS is completed and reviewed the Site dev plan, GEC Plan and FAE must be considered draft.