



August 5, 2024

PCD File No. VA243

**LETTER OF INTENT
5935 Templeton Gap Road
Variance of Use
(MVE Project No. 61206)**

Owner / Applicant:

Great West Construction Properties LLC
5935 Templeton Gap Road
Colorado Springs, CO 80923
(719) 380-8100

Consultant:

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

Property Tax Schedule No:

63130-00-009

Current Zoning:

A-5 CAD-O

Site Location, Size and Zoning:

The tract for 5935 Templeton Gap Road is within the southeast one-quarter of Section 13, Township 13 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado. The site is 5.0± acres in area, has a tax schedule number of 63130 00 009 and street address of 5935 Templeton Gap Road. The site is located south of Templeton Gap Road and northeasterly of its intersection with Corinth Drive in El Paso County. The site is zoned Agricultural – 5 Acres with Commercial Airport Overlay District (A-5 CAD-O). The site is developed with a single family residence and out structures.

Request:

The request is for a Variance of Use and a Site Development Plan approval for the conversion of the existing 2,400 square foot (SF) out structure to an office building. Great West Construction Company desires to have seven small offices for their company employees. The site will continue as the personal residence of the owner of Great West. The proposed offices would be utilized by Great West employees consisting of the Owner, Accounting Manager, and Construction Managers. They are a small family run firm that manages construction. They utilize subcontractors from the different trades for the actual construction work. The subcontractors have their own business locations and do not utilize Great West offices. The other out structure on the site would be used as inside storage/garage space for the business. This out structure would be used for storage of construction tools and vehicles owned by the business.

***Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com***

The remainder of the tract located southeasterly of the out structures will provide an outside staging area for the interim parking of construction vehicles and construction equipment. This outside staging area consists of some gravel surfaces with native grasses and will remain undisturbed. Note that no permanent outdoor storage is proposed under this application. 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.

Justification:

Strict application of the purpose of the A-5 Zoning District for this site would result in exceptional practical difficulties. The site consists of an existing residential single-family home, out structures, and an existing outside storage area which do not fit the zoning description. The A-5 Zone District is intended for 5-acre parcels to serve agriculture. The surrounding A-5 zoned properties consist of non-agriculture uses. A church use is located adjacent to the south with entrance drives, paved parking, and out structures. A small lot single-family detached residential subdivision is located northwesterly, separated by Templeton Gap Road. These lots have no direct access to Templeton Gap Road. A large lot single-family residence is adjacent to the northeast with a commercial dog kennel business, including a building and kennel structures. A single-family residential subdivision with 5-acre lots is adjacent to the south.

The proposed conversion of the existing 2,400 SF metal building into six (7) offices at 1300 SF along 1100 SF of hallways, conference room, copy/plan room, restrooms, and janitorial room. The Owner will utilize the other out structure as inside storage/garage space for the proposed business which will be compatible with the surrounding area. A plan showing the proposed elevations of the office renovation along with the proposed floor plan is included for readers reference. There will be a separate new entrance drive for ingress & egress to the proposed offices in said converted building along with parking area, and exterior upgrades to the converted building elevations. The area of disturbance will not exceed 30,000 SF. The general drainage patterns existing on the site will be maintained. The new hard surfaced entrance drive will accommodate the existing overland storm water flows. 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. These changes will be harmonious with with the existing character of the neighborhood and not be detrimental to the surrounding area. This proposed use with the hard surfaced drive and parking lot will not cause adverse drainage or erosion to adjacent and downstream properties. The existing single-family residence and proposed conversion of the existing metal building to offices will not be detrimental to health, safety, and welfare for the inhabitants of the area and El Paso County.

The proposed use will not generate noises or odors that would be uncharacteristic of standard residential use. The converted existing building, access driveway, 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.

Offsite impacts of the new vehicular entrance and minimum traffic ingress & egress have been addressed as offsite impacts. Adjacent Templeton Gap Road is a City of Colorado Springs public right-of-way. The type and location of the new driveway connection to Templeton Gap Road was established by coordination with and input from the City of Colorado Springs Traffic Engineer. The offsite impact of traffic generation is based on office space for the seven (7) offices of 1,300 SF which corresponds with a Average Daily Trip generation of 15 vehicles per day. Initially five (5) office employees will use the facilities with the future possibility of adding two (2) more office employees for a total of seven (7) office employees.

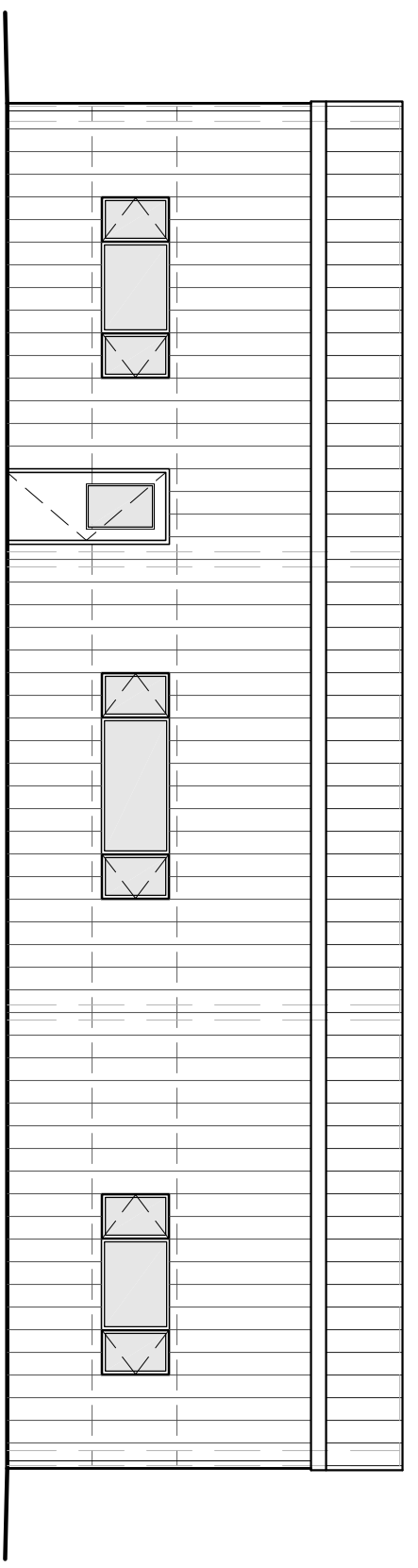
The Site Plan provided with this Variance of Use request provides for adequate parking, traffic circulation, open space, fencing, screening, and landscaping. Sewer, water, stormwater drainage, fire protection, police protection, and roads are available and adequate to serve the needs of this proposed Variance of Use as designed and proposed.

The existing Commercial Airport Overlay District (CAD-O) is the only overlay zone for the A-5 zoned site. No new structures are planned for our site and therefore the existing building heights remain the same with no increase or decrease. The only outside lighting to be added will consist of building mounted full cut-off wall packs. No storage are lights are planned.

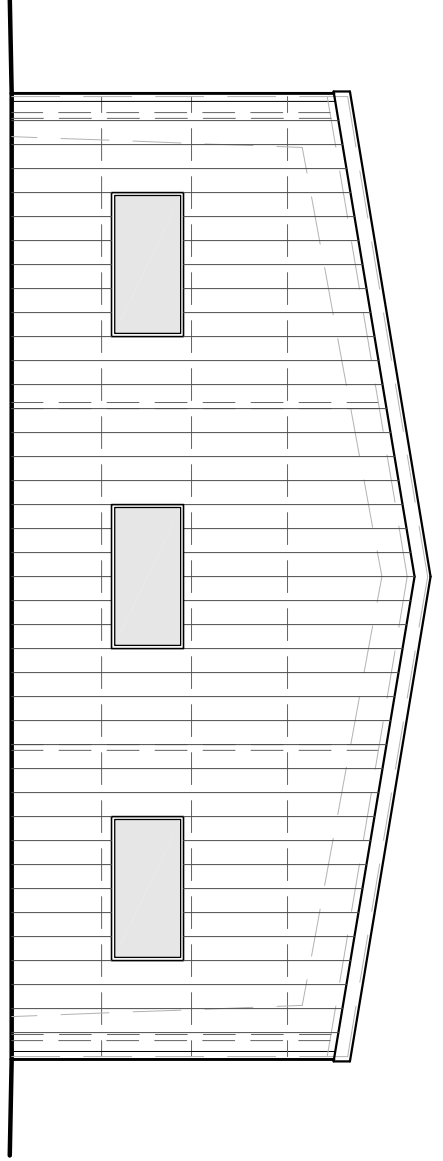
Land Development standards for El Paso County will be met. The drive entrance will be permitted through the City of Colorado Springs. The new drive entrance is the only public facility or public improvement for this project. The drive and parking will be constructed in accordance with an approved Site 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.

Said new entrance and drive will access Temple Gap Road for the traffic generated from the conversion of the existing out structure to six (7) offices as described above. The development is expected to generate a total of 26 trips per day (Average weekday trips ends) and 4 trips in the peak hour based on 2,400 SF of General Office space with actual office space of 1,300 SF (according to Trip Generation, 9th Edition, by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trip during the peak hour. Therefore, a full Transportation Impact Study (TIS) is not required for the project. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. Traffic Impact Fees should be assessed on the 1300 SF of office area and will be paid at time of building permit.

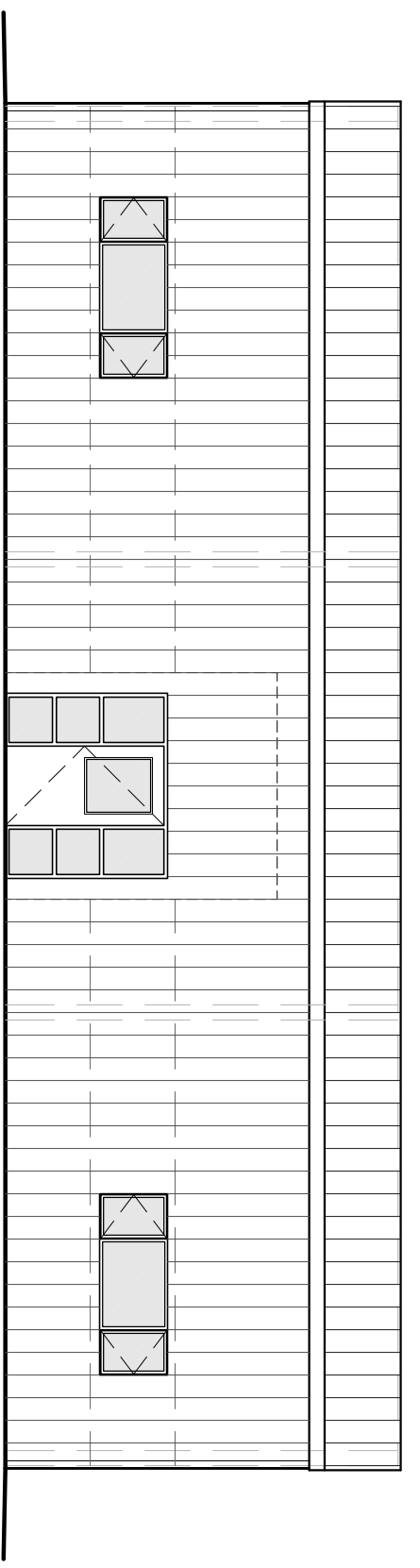
Pikes Peak Regional Building Department (PPRBD) will receive and review for approval the building renovation plans to include building elevations and Site Development Plan for this site. The required number and type of parking spaces have been established using proposed office use square footage and 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. The entrance drive has been laid out in accordance with City of Colorado Springs Engineering Standards. Surfacing of the entrance drive and parking lot will comply with El Paso County Engineering Standards. A Site Development Plan has been prepared with the El Paso County Community Development Standards and has been submitted under a separate application.



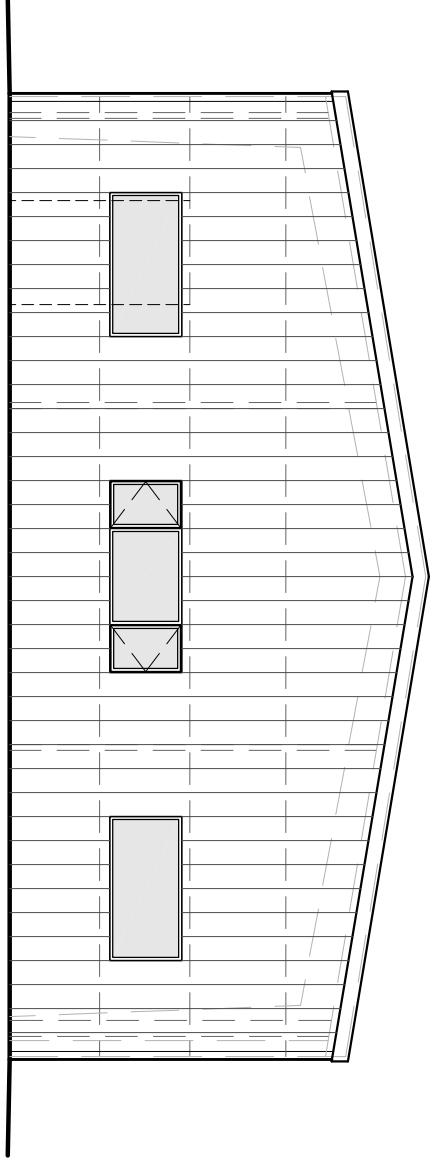
2 NORTH ELEVATION
1/8" = 1'-0"



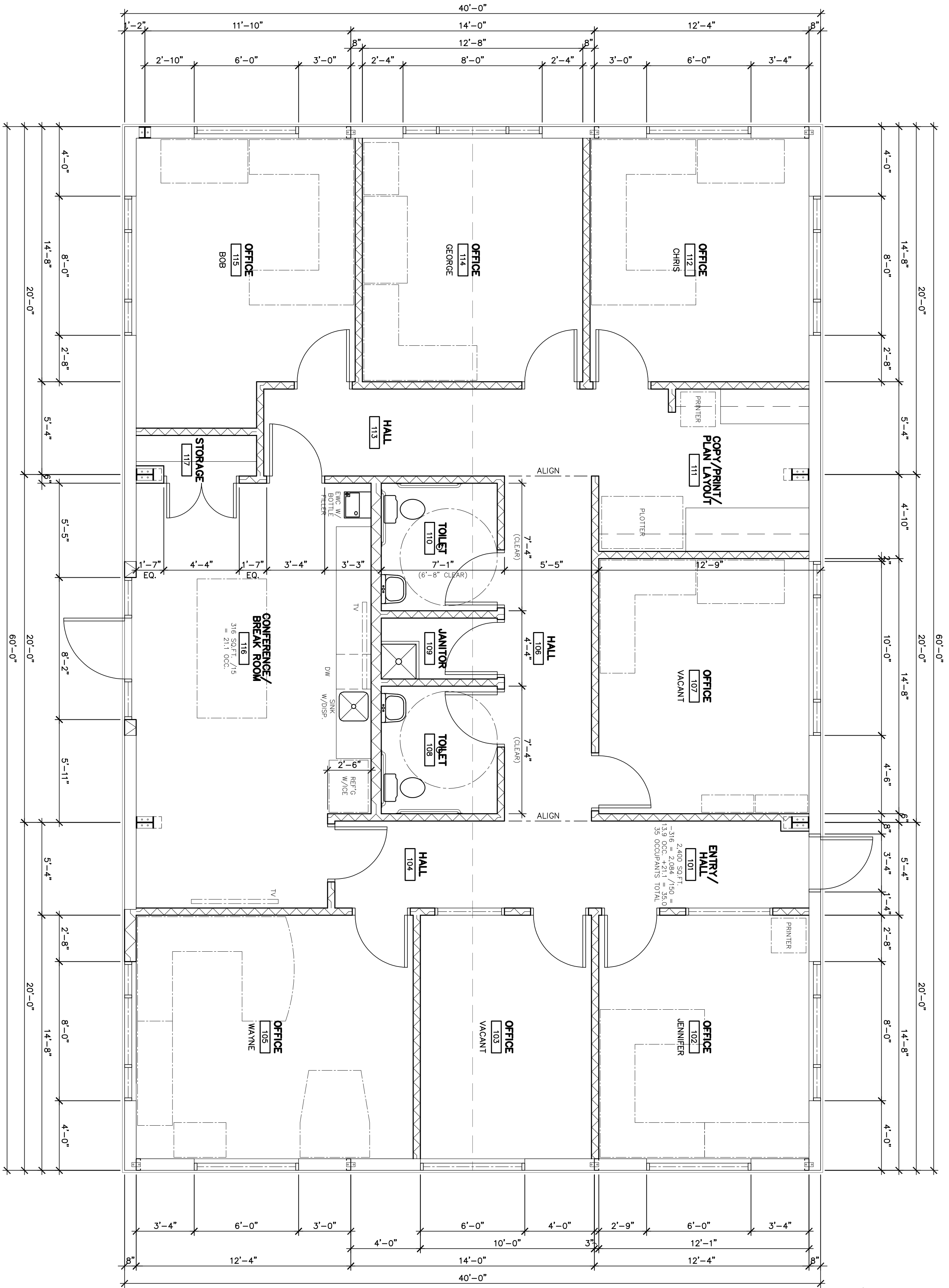
3 EAST ELEVATION
1/8" = 1'-0"



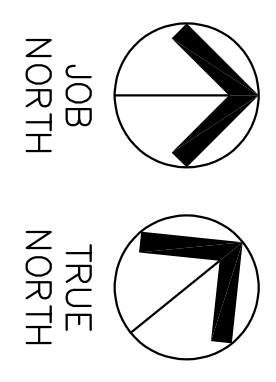
4 SOUTH ELEVATION
1/8" = 1'-0"



5 WEST ELEVATION
1/8" = 1'-0"



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"



NOT FOR CONSTRUCTION

SHEET
A-1
OF 1 SHEETS

PROJECT NO.
T2319

DATE
FEBRUARY 12, 2023

SCHEMATIC DESIGN		
NO.	DATE	REVISIONS
1	11.28.23	INITIAL LAYOUTS
2	01.05.24	REVISED LAYOUTS
3	01.24.24	SCHEMATIC DESIGN
4	02.12.24	REVISED SCHEMATIC DESIGN

GREAT WEST CONSTRUCTION
OFFICE RENOVATION
5935 TEMPLETON GAP ROAD
COLORADO SPRINGS, COLORADO 80923

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