

Letter of Intent
December 2018

Project: Appaloosa Hwy 24 Subdivision Fil. No. 1A Lot 2

Owner: Copestone Co
1624 S. 21st St
Colorado Springs, CO 80904
719-325-6155

Applicant/Consultant: RESPEC
3520 Austin Bluffs Pkwy, Suite 102
Colorado Springs, CO 80918
719-266-5212

Site Location: The 1.008 acre site is located at the southeast corner of the Hwy 24 and Amelia Street intersection

Applications/Project Description: This application is for a Major Site Development Plan.

The site is currently zoned I-2, limited industrial zone. No zone change is required or requested for the proposed use of the property. Topographically, the site is relatively flat, and drains from the north to the south.

Use: The proposed use of the building is light industrial

Is this a warehouse?

Phasing: None

What is this lot specifically being used for?

Buffering/Screening: This parcel does not abut any residentially zoned or used property, therefore no screening or buffering is required.

Justification: The site is zoned I-2 (Limited Industrial). The proposed use of the building is light industrial which is permitted by right in the existing zone. The access to the site is from Amelia Street.

The Lot meets the County Code requirements for approval.

This industrial site will be served by public central utility systems. Water and sanitary sewer services will be provided by the Cherokee Metropolitan District and Colorado Springs Utilities will serve natural gas and electric services. County policy dictates that new commercial services be provided with urban infrastructure, and this development proposal complies with that policy.

Conformance with El Paso County Policy Plan: The following policies in the El Paso County Policy Plan support these applications:

- **Policy 6.1.1** Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.
- **Policy 6.1.3** Encourage new development which is contiguous with previously developed areas in terms of factors such as density, land use and access.
- **Policy 6.1.6** Direct development toward areas where necessary urban-level supporting facilities and services are available or will be available concurrently.
- **Policy 6.1.7** Encourage infill development which compliments existing uses, is consistent with Small Area and other adopted plans.
- **Goal 6.3** Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will available in a timely fashion.

Districts Serving the Property

- Colorado Springs Utilities (Gas and Electric)
- Cherokee Metropolitan District
- Cimarron Hills Fire Protection District

Wildlife Impact: There are no impacts to wildlife.

Natural Features: There are no significant natural features on this site. Site vegetation consists of native grasses.

Maintenance Statement: There will not be an owners association for this property. The property owner for this lot will maintain the swale on his property and the portion of the storm sewer from his south property to the EDB. The property owner for proposed Lot 3 will provide maintenance for the EDB.

Subdivision Improvements Agreement: A Subdivision Improvements Agreement has been submitted with these applications.

...the subdivision application.

Waiver Request: No Waivers are requested

Markup Summary

dsdgrimm (2)

Add PCD
File No.
PPR193

Subject: Engineer
Page Label: 1
Lock: Unlocked
Author: dsdgrimm
Date: 2/11/2019 8:31:48 AM
Color: ■

Add PCD File No. PPR193

property. Topographically, the site is relatively flat.
The building is light industrial.
The site does not meet any residentially zoned or use requirements.
The proposed use of the site is I-2 (Limited Industrial).

Subject: Engineer
Page Label: 1
Lock: Unlocked
Author: dsdgrimm
Date: 2/12/2019 3:45:06 PM
Color: ■

What is this lot specifically being used for?

dsdkendall (2)

The site is for a Major Site Development Plan.
No zone change is required or requested.
The site is relatively flat, and drains from the east.
The proposed use of the building is light industrial.

Subject: Callout
Page Label: 1
Lock: Unlocked
Author: dsdkendall
Date: 2/13/2019 11:28:40 AM
Color: ■

Is this a warehouse?

Natural Features: There are no significant natural features on this site. Site vegetation consists of native grasses.
Reference Statement: There will not be an owners association for this property. The property owner for this lot will maintain the back on his property and the portion of the street from his south property to the EDB. The property owner for proposed Lot 3 will provide maintenance for the EDB.
Subdivision Improvements Agreement: A Subdivision Improvements Agreement has been entered into with the subdivision application.
Other Request: No Waivers are requested.

Subject: Callout
Page Label: 2
Lock: Unlocked
Author: dsdkendall
Date: 2/13/2019 11:44:40 AM
Color: ■

...the subdivision application.