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PCD File No. PPR-21-036

October 15, 2021

John Green  
Project Manager  
El Paso County, Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Re: Northcrest Center  
2510 & 2522 Canada Drive  
Lots 3, 4, & 5 Northcrest Center Filing No. 2 Phase 1  
Colorado Springs, Colorado 80922

Dear Mr. Green,

It is our pleasure to submit this letter of intent to pursue land use and related approvals for the development of the 3.32 total acres for the 3 properties in the city of Colorado Springs at 2510 & 2522 Canada Drive (Parcel numbers 53323-09-004, 53323-09-005, 53323-09-006), currently owned by K & S Development LLC, 4432 Slice Dr Colorado Springs.

The proposed development is located at 2510 & 2522 Canada Dr at the northwest corner of Constitution and Canada Ave. It will consist of 13 office /warehouse units (29,640 S.F. total) with dedicated outdoor storage yards (29,521 S.F.) screened by CMU walls. The site consists of proposed asphalt pavement for parking and driveway access from Canada and egress onto Bismark Rd. Concrete sidewalks are proposed along Bismark Rd, Canada Dr, and Constitution Av. in the public right of way connecting to existing sidewalk of the adjacent parcel and some internal sidewalk for the office building. The development also consists of improved landscaping.

The parcel in it's entirety consists of three lots combined for a total of 3.32 Acres total 144,776 S.F. and is currently zoned "CC CAD-O" Commercial Community w/ Commercial Airport District Overlay and shall remain under TSN:53323-09-004, 005, & 006.

A traffic memorandum was completed to demonstrate that the development does not overburden street capacity of local public facilities. The storage yards will be screened from the public way by an opaque an 8' min CMU wall that encloses each yard. The wall and the proposed building will step with the sites topography as to be less obtrusive. There is no anticipated noise pollution in excess of any typical Commercial use. Ingress and egress will be provided along Canada and Bismark to minimize impacts on Constitution Ave. The proposed parking is more than adequate for the proposed uses. The design preserves the natural topographic features as much as possible. The existing vegetation on the site is native grasses. Landscaping is proposed to screen the perimeter of the property and to visually buffer the project.

The parcel shall be provided with water and sewer utility services by Cherokee Metropolitan District, emergency Fire Protection services by Cimarron Hills Fire Department, Electric Service

from Mountain View Electric and CSU shall provide natural gas services. The client intends to access the site from Canada Drive on the east and Bismark Road from the north via existing access easement with the property to the west.

The purpose and request of this application is to approve the site development of lots 3, 4, and 5 with the proposed 29,640 S.F., (1) one story office/warehouse building with dedicated fenced and gated outdoor storage yards. Each Unit tenant will be required to have trash receptacles housed within their respective fenced storage yard. All associated on-site parking, landscaping, utilities and drainage facilities as shown in the supporting submittal plans and reports will be provided. The proposal complies with the current Commercial Community zoning regulations. Approval of this application shall not pose any negative effects to the surrounding or downstream properties.

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. Provide to El Paso County includes the Development plan set, Elevations, Floor plans, Financial assurance forms, Drainage Report, GEC plan, Landscape plans, Photometric Plans, ESQC Permit, SWM Plan, SWMP checklist, Traffic Memo, and Detention Maintenance agreement.

I hope this provides the information you have requested. Should you have questions, please feel free to contact me at 719-434-5630 or the Owners Sean Edwards at 727-424-5121.

Respectfully,

Jennifer Zezlina

RMG Architects & Engineers