

Letter of Intent

1670 Paonia Street Colorado Springs, CO – El Paso County
Lot 5 Block 1 Palmer Park Business Center Subdivision Filing No. 3

To: El Paso County Planning Development

Re: Special Use Permit Application

Owner/Applicant: Debby and Jeff Miller DBA: Teem Miller Management, Inc.
1670 Paonia Street
Colorado Springs, CO 80915
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The property of interest is addressed as 1670 Paonia Street in Colorado Springs, El Paso County, Colorado. The property is located on the west side of Paonia Street south of Palmer Park Boulevard and north of Tuskegee Place. The parcel is Schedule No. 5406304014, zoned I-2 CAD-O, is a part of Plat No. 6746 with the legal description of *Lot 5 Block 1 Palmer Park Business Center Subdivision Filing No. 3*. The current land use is warehouse/storage for the business of Phases Truck and Auto Repair. The property totals 2.58 acres consisting of an 11,200 square foot pre-engineered metal building with surrounding asphalt pavement for parking and drive aisles and landscaping that was developed per a Major Development plan by Hammers Construction dated May of 2001, filed with the County as PPR99008. The property land use coverage by the existing building is 9.96 percent.

This letter accompanies the application for a Special Use Permit for the addition of a 9,030 square foot pre-engineered metal building and 12,628 square feet of asphalt pavement for a second building of matching land use, auto repair. The zoning of the property is I-2 (Light Industrial) CAD-O (Commercial Airport Overlay) requiring a Special Use Permit for the proposed land use of a commercial auto repair, office, and warehouse. The justification for the addition is an expansion of existing and previously approved land uses by Special Use and Site Development Plan of the original Phases Auto and Truck Repair shop on the property. There is sufficient open space at the rear of the property for the building addition and parking expansion. The property would remain a single commercial site.

The proposed land use addition falls within the Public Improvement District (P.I.D.) zone of the property. Ancillary disturbance within the property is for grading to adhere to historical drainage patterns, utility service installations, and landscaping of the disturbed areas with native seed, trees, and shrubbery

matching the existing conditions. The limits of construction is anticipated to be 0.87 acres or 33.72 percent of the property. The developed conditions property land use coverage by the two buildings yields 18 percent.

The proposed use for the rental spaces is commercial auto repair, office, and warehouse. The special use is generally consistent with the applicable Master Plan and will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area. The impact of the special use does not overburden or exceed the capacity of public facilities and service, and where needed, additional facilities related to sewer, water, electric, and gas will be provided in a timely and efficient manner. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and includes adequate legal site access.

The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, and noise pollution. The special use will not otherwise be detrimental to the public health, safety or welfare of the present or future residents of El Paso County, and the special use conforms to applicable rules, regulations and ordinances.

Site features include parking stall expansion with striping and signage including restriping for an ADA stall addition at the frontage of the property, a dumpster pad location, and new electric service and water service installations. There is not to be any disturbance outside of the property with the exception of utility service taps within Paonia Street. The overall development scope of work is anticipated to consist of control measure installation, excavation for footers and foundations, overlot grading at the rear of the site, pre-engineered metal building erection and construction, utility service trenching, and asphalt paving.

A Site Development Plan set to be submitted separately consists of engineered drawings depicting the developed conditions atop the existing conditions including the site layout of the building addition and other site features including landscaping, striping, and signage, detailed grading and drainage design, erosion and sediment control for storm water management during construction, and the building elevations with the building photometrics. Accompanying the engineered design plan is a Drainage Letter and Storm Water Management Plan report describing the site development as it relates to storm water runoff and erosion and sediment control. These reports demonstrate that the proposed development will not have negative impacts to the surrounding and downstream properties and waterways.

The project is anticipated to be constructed from July 2021 to September 2021. The construction phasing is anticipated to consist of surface roughening and excavation for the PEMB foundation, trenching for utility service taps and installation to meter locations, erection of the pre-engineered metal building, fine grading of the disturbance areas, pavement installation, and landscaping prior to close out. Erosion and sediment control measures for storm water management are to be installed prior to any disturbance and the contractor is to follow the County approved storm water management plan.

Water and sewer are to be serviced by way of private service taps to public mains owned by Cherokee Metro District. Gas is to be serviced by a gas main extension onto the property including separate service laterals per Colorado Springs Utilities (CSU). The existing gas main is located within the Paonia Street right-of-way. The existing water main is within the Paonia Street right-of-way, and the sanitary main falls within the south side of the property. Areas of required landscape are shown on the Site Development Plan and proposed trees and shrubs are called out to adhere to landscape code. No additional access locations are proposed and the existing access to the site is to remain as is. Approximately 1.15 acres of the 2.58 acre parcel remains open space after development, yielding a total imperviousness of approximately 55 percent.

We appreciate and thank the County for your consideration of the application and documents submitted herewith.

Sincerely,

Applicant/Owner: Debby and Jeff Miller

