

Commercial Development
SEC Marksheffel Rd. & Constitution Ave.
El Paso County, CO

LETTER OF INTENT

PROPERTY OWNERSHIP / DEVELOPMENT / CONTACT INFORMATION:

Property Ownership:

Evergreen-Constitution & Marksheffel LLC
2390 E Camelback Rd Ste 410
Phoenix, AZ 85016-3479

Applicant:

Ent Credit Union
7250 Campus Drive
Colorado Springs, Co 80920

Consultant:

Galloway & Company, Inc.
6162 South Willow Drive, Suite 320
Greenwood Village, CO 80111
303-770-8884

SITE LOCATION, SIZE AND CURRENT ZONING:

The subject property is approximately one acre in size and is located on the southeast corner of Marksheffel Road and Constitution Avenue in unincorporated El Paso County, Colorado. The site is vacant and is situated on Lot 1, Block 1 of Claremont Ranch Filing No. 9B. The property is currently within the El Paso County Commercial Regional (CR) zone district, which will allow for the proposed credit union with drive-thru.

REQUEST AND JUSTIFICATION:

The applicant proposes to develop the subject site in conformance with the *Claremont Ranch West - Sketch Plan*, which has designated this area as a commercial/retail site. To allow for the proposed development, the site was rezoned from RR-5 to Commercial Regional (CR) at the July 28, 2015 El Paso County Board of County Commissioners hearing. The proposed commercial center under the CR zoning will allow, but is not limited to a credit union. This zone change was consistent with the County's long-term planning for this area.

The Site Development Plan for Lot 1, Block 1 will allow for construction of an approximate 4,300 square foot credit union facility and related infrastructure improvements. The proposed site will have landscape areas covering approximately 39% of the total lot area (43,707 SF), and will provide for 38 total parking spaces, where 17 is required per County code.

As part of the formal review process of the SDP application, a request is being made to allow for an alternate lighting fixture height in the parking lot areas to match light fixture heights of the adjacent King Soopers Store. The County's development code restricts light fixture heights to 20'; however, the proposed height of 25' will provide for a more even disbursement of light throughout the site and ensure lighting is uniform throughout the Claremont Ranch development. The use of taller light fixtures will reduce the number of total light fixtures that what otherwise would be required with the 20' limitation by the code. Reducing the number light fixtures will also limit the site glare and minimize the light pollution into the night sky. In addition, the proposed light fixtures are full cut-off, downcast lighting mounts that further minimize light pollution.

EXISTING AND PROPOSED FACILITIES, STRUCTURES AND ROADS:

All utility and roadway infrastructure that will service the site has been constructed with the master development. Access to the site will be provided by existing internal access drives that connect to Marksheffel Road and Constitution Avenue. All proposed facilities with this Site Development Plan will be internal to Lot 1.

PUBLIC INFRASTRUCTURE, FACILITIES:

The subject site is located within the service boundaries of the Cherokee Metropolitan District, of which has given preliminary indications that they will provide both public water and sanitation to serve the proposed development. Fire and Emergency services will be provided by the Falcon Fire Protection District.