

15 April 2024

## WD Rolling Thunder Core & Shell Special Use

PCD File  
AL245

# Letter of Intent

### PROPERTY DATA

**Address:** 10707 Maltese Point, Peyton, CO 80831

**Tax Schedule number:** 5311101012

**Legal Description:** LOT 12 ROLLING THUNDER BUSINESS PARK

**Parcel size:** 50,855 S.F. (1.17 acres)

**Zoning:** PUD

**Proposed Building footprint:** 8,950 S.F.

Please discuss how the special use is generally consistent with the applicable Master Plan; EA243 planning checklist is a good reference point for project master plan analysis. Please review.

### 1. DESCRIPTION

The proposed project consists of a 8.950 S.F. commercial core and shell building and full site development on a vacant lot. We are requesting Medical Clinic be an allowed use for the building.

### 2. JUSTIFICATION OF USE

The overall development has been carefully considered and designed to conform to the current El Paso County Land Development Code and the guidelines set forth in the previously approved Falcon Highlands PUD Development Plan.

The proposed future tenants/uses will be consistent with the allowed uses listed in the Falcon Highlands PUD Amendment under "Industrial (East Parcel)", with the exception of "Medical Clinic", which is listed as a "Special Use" under this Amendment. We are submitting this request for Medical Clinic to be an allowed use for the Development on Lot 12.

We believe the proposed Special Use for the development is consistent with the Criteria set forth in section 5.3.2. of the El Paso LDC.

The special use is generally consistent with the Master plan as "Medical Clinic" is listed as a special use in the approved development plan. The use will complement the already allowed uses in the development by provide an even greater variety of services which are needed for the surrounding and growing residents of El Paso County, making the use compatible with the existing and allowable land uses.

This statement is a bit confusing. The El Paso County master plan and the approved PUD are two separate documents. Please clarify.

Medical Clinic use will also not overburden or exceed the capacity of public facilities and services, The developer has already reached out to Mountain View Electric (Electric), CSU (Gas), and Falcon Highlands Metro District (Water), we have received confirmation of Electric and Gas utilities.

The water demand has been provided to Falcon Highlands by our MEP engineer and we are expecting the confirmation letter from Falcon Highlands in the near future, which we will provide to the county as soon as we receive it. We understand that no approval will be obtained without this confirmation.

Medical clinics are known to be quiet establishments and do not generate significant traffic or parking concerns. Therefore, it will not create unmitigated traffic congestion or hazards in the surrounding area as the traffic amounts are no greater than multiple allowed uses in the area.

This proposed special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution.

The proposed special used will also not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County, and it will conform to all other applicable County riles, regulations and ordinances, as proposed in the Site Development Plan.

Please discuss the needs of supplying a Traffic Impact Study per ECM appendix B.1.2.C. The ITE trip generation manual for a medical clinic indicates 36 trips per 1000 sf of medical office space.

**3. EXISTING AND PROPOSED FACILITIES**

The proposed development is located on an existing vacant lot. There are existing light poles and transformer on the lot which are to remain. A new access drive is planned to enter the site from Fire House View.

The proposed Architecture of the building is being proposed a modern commercial center to fit in within the surrounding development through the use of parapet walls, large areas of glass to assist with natural light and a mix of exterior materials in stone, stucco and accent horizontal siding.

Off-street parking has been designed in accordance with Chapter 6 of the LDC. A summary of the off-street parking (and ADA accessible parking) calculations has been included on the Site Development Plan cover sheet.

The existing topography of the Lot 12 Site within the Rolling Thunder Business Park Development directs runoff south and east to an existing 10' curb inlet within Rolling Thunder Way. Runoff from the building on the adjacent Lot 13 is discharged within the Lot 12 Site via roof drains and downspouts.

The proposed grading of Lot 12 generally maintains existing drainage patterns of the Site, and proposes an infiltration basin to meet water quality standards, since access to the drainage

Please review the parking calculations on the site plan.

Medical Offices  
1 space per 200 square feet

easement at the south end of the Lot 13 Site has been blocked. The northern area of the Lot 12 Site will drain to the curb and gutter of Maltese Point allowing for water quality treatment at the existing pond. Utility service connections are proposed within Maltese Point, north of the Lot 12 Site.

The landscape design provides a diversity of plant materials with both native and naturalized plant species. The landscape plan was developed with an eye toward water conservation and resistance to deer browsing. The differentiation of plant species ensures that in the event of a species-specific blight, there would be minimal chance of sitewide impact. At the north end of the building, there will be an area enhanced for employees to have lunch in mild weather or simply take a break in the outdoors.

Four new parking lot down-cast light poles and four down-cast wall packs are being proposed on the site re. the photometrics plan. There are two existing light poles on the site which are intended to remain.

Regards,

Bucher Design Studio, Inc.

Please discuss how the landscaping will meet the "Concept Landscape Master Plan" as depicted in the PUD.

# V1\_Letter of Intent.pdf Markup Summary

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## Engineer (1)

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Please discuss the needs of supplying a Traffic Impact Study per ECM appendix B.1.2.C. The ITE trip generation manual for a medical clinic indicates 36 trips per 1000 sf of medical office space.

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## Group (1)

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Please review the parking calculations on the site plan.

Medical Offices  
1 space per 200 square feet

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## Planner (7)

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Please discuss how the special use is generally consistent with the applicable Master Plan; EA243 planning checklist is a good reference point for project master plan analysis. Please review.



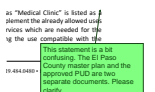
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The special use is generally consistent with the Master plan as "Medical Clinic" is listed as a special use in the approved development plan.

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This statement is a bit confusing. The El Paso County master plan and the approved PUD are two separate documents. Please clarify.



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Please discuss how the landscaping will meet the "Concept Landscape Master Plan" as depicted in the PUD.

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PROPERTY DATA

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