

24 July 2024

**WD Rolling Thunder Core & Shell**  
**Special Use**  
**PCD File No: 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. (*Phase 1: 6,550 S.F. + Phase 2: 2,400 S.F.*)

**1. DESCRIPTION**

The proposed project consists of a phased 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.

The proposed Special Use is generally consistent with the applicable Master Plan. The parcel is located in the City Annexation Area of Interest which the owner would be accepting of in the future, providing the potential future Annexation is beneficial for all parties involved.

The Place type as defined in the Master Plan is “Employment Center” in which the proposed Medical Clinic is consistent as a supporting land use as “Commercial Service”.

The area of change as defined in the Master is “New Development” since Lot 12 lot is currently vacant and undeveloped. Lot 12 is one of the last few remaining lots to be developed in this PUD.

The 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 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.

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 Confirmation letter provided by Falcon Highlands has been included with this submittal.

Medical clinics are known to be quiet establishments and do not generate significant traffic or parking concerns. Medical clinic Use has been calculated for required parking of 1 space per 200 square feet, which is reflected on the required/provided parking calculations on the site plan sheet.

A traffic Memo has been provided with this submittal, which summarizes traffic calculations and concludes that the proposed development fits well into this commercial area and vehicular traffic is adequately accommodated by the surrounding roadway network.

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 rules, regulations and ordinances, as proposed in the Site Development Plan.

### **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 proposing design elements such as 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.

A deviation request form has been provided in order to request the proposed commercial entrance standard at approximately 33 feet from the point of curvature or point of tangency of the curb line at the intersection, in lieu of the required 50 feet. Please see the applicable Deviation Request form for consideration.

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 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.

The proposed landscape for the project meets the intent of the Rolling Thunder Business Park Amendment to Falcon Highlands PUD along with County standards.

As shown on the originally submitted Concept Landscape Master Plan for Lot 12 Rolling Thunder Business Park, TSN 5311101012, the parcel is bounded by three (3) non-arterial roads, Maltese Point, Firehouse View and Rolling Thunder Way. In each case, the required setback width is ten (10) feet. Our landscape plan provides a setback of ten (10) along Maltese Point, eleven (11) along Firehouse View and sixteen (16) along Rolling Thunder Way.

Within these setbacks, one (1) tree is required for every thirty (30) linear feet of property frontage, and this requirement is accounted for on the landscape plan.

The motor vehicle lot provides forty-six (46) spaces. One (1) shade tree is required for every fifteen (15) spaces. We are proposing four (4), meeting the requirement. Two-thirds of the motor vehicle lot frontage requires screening (with shrub material in our case) with a minimum height of 3'. We propose evergreen shrub material for the motor vehicle lot perimeter meeting this requirement.

The internal landscape requirement is 5% of the site area (less public right-of-way). This requirement is met by our proposed landscaping. Additionally, the requirement of one (1) tree for every five-hundred square feet of landscape area is provided on site.

Due to the configuration of the site, some landscaping is proposed within the right-of-way at the south boundary of the site. To this end, we have pursued a Public Right of Way License Agreement with the County.

The landscape plan also includes site category calculations which summarizes the general data of the overall design, which can be referenced to show consistency with the site category calculations listed on the approved Concept Landscape Master Plan as depicted in the PUD.

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.