



HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400
(719) 570-1599 | www.hammersconstruction.com
Specializing in Design/Build

30
Years
Est. 1991

Letter of Intent Site Development Plan

Owner Information

Great Dane Ventures, LLC
5903 High Noon Ave.
Colorado Springs, CO 80923
Project Name: Smith Plumbing & Htg

Owner Representatives

Hammers Construction, Inc.
Robert Green – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Lot 2, Elm Grove Villa Subdivision
Address: 1875 Main Street
Colorado Springs, CO 80911
Lot Size: 70,567 sf/1.62 acres
Zoned – CC, CAD-O
Parcel number: 65013-12-002

This letter should include a discussion indicating how the proposed site plan meets the zoning and dimensional standards for the CC district and how it is consistent with CAD-O.

Request and Justification

Request approval for the new construction of a 14,500 sf gross building built on the property indicated above, 3,500 sf will be used for office space, 2,500 sf used for storage & 8,500 sf will be used for warehouse space. We will add necessary parking, drive aisles and landscaping per El Paso County requirements. No free-standing signs are being proposed at this time.

Existing and proposed facilities, structures and roads.

The lot will be entered from Main Street. The lot is currently vacant. A 14,500 sf (12,000 sf footprint) building is being proposed on the property indicated above.

Traffic

We feel this proposal will not exceed the 100 daily trips. The owner will have 20-30 employees (this includes both office and field employees) Half of these employees will be in company vehicles that go out on a call to troubleshoot MEP services. These employees are also allowed to take their work vehicle home, which would be the trip generation down further. No customers come to this business as this is a dispatch call center and not intended for purchase of parts. The business may have 1-2 deliveries per day. Based on this we are below the daily trip count and should not need additional traffic reports.

Alternate Landscape Plan

Requesting to reduce the landscape setback along Cable Lane. The requirement is to have a 10'-0" landscape setback along a non-arterial road. Our site is a very narrow site. In order to get the size building shown (and size needed for the owner's business expansion), we will need this



relief in order to meet the minimum setbacks and to meet the parking requirement. In addition, the 30' driveway width needs to have a minimum of 30'-0" in order to meet the life safety regulations as well as the owner's maneuverability of company vehicle to operate their business properly and effectively. All other landscape requirements are met and there are existing trees on the other side of Cable Lane that provides a great screening buffer. We are not adjacent to any residential homes on Cable Lane, so we feel this is a great compromise since the shape of this property is so narrow.

Please provide a discussion justifying the alternative landscape request. Note LDC Sec. 6.2.2(A)(4) Authority of Director to Approve Alternative Landscape Designs. The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided the proposed landscaping meets the purpose of this Section, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section. This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section.

The intent of the landscape section is as follows:

(1) to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment; (2) to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise; (3) to separate circulation systems; to soften and reduce the mass of buildings; to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy; and (4) to create an overall pleasant and attractive surrounding