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Specializing in Design/Build
Steve Hammers, President

Letter of Intent

Zone Change

Owner Information
Peoples National Bank
1111 Main St. Sre 2800
Kansas City, MO 64105-2116
(913)-324-6416
Project Name: Woodmoor Family Dentistry

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

Site:
Legal: West Lot 1 Woodmoor Business/Commercial Park Fil 1
East Lot 1 V C W 1 Trust Sub
Bank Address: 1899 Lake Woodmoor Drive
Lot Size: 107,592 sf (2.47 Acres)
West: 65,775 s.f. (1.51 acres)
East: 41,817 s.f. (0.96 acres)
Existing Improvements: 11,325 sf Community Bank of Colorado
(West Lot 1 Woodmoor Business/Commercial Park Fil 1);
East Lot 1 V C W 1 Trust Sub
(site of the proposed Woodmoor Family Dentistry)
Existing Zoned: C-2 (Obsolete);
Proposed Zone: CC (Commercial Community)
Parcel Number: 71142-05-002 and 71142-00-019

1. Specific Request, Size, and Zoning Justification

Requesting to rezone the property from C-2 (obsolete zoning district) to CC (commercial community) zoning district. The (2) properties mentioned above for a combined area of 3.43 acres. The rezoning includes East Lot 1 V C W 1 Trust Sub, the vacant lot where the proposed Dental office will be built, and West Lot 1 Woodmoor Business/Commercial Park Fil 1, which contains the existing 11,325 square foot Community Bank of Colorado. Rezoning both lots from the obsolete C-2 zone to CC supports the proposed medical office use and brings the existing bank into conformance with the current Land Development Code.

East Lot 1 V C W 1 Trust Sub is currently vacant land. The primary intent of this map amendment is to facilitate the development of a 3,800 square foot, single-story family dentistry office. A medical and dental clinic of this size represents a low-intensity, community-serving professional service that directly aligns with the intent and purpose of the CC district. Additionally, because the existing C-2 designation is an obsolete zoning classification under the current El Paso County Land Development Code (LDC), this rezone acts as an essential administrative upgrade to bring this small-acreage parcel into full compliance with county development standards.

2. Identification and Acknowledgment of Overlay Zoning

We reviewed the El Paso County geographic information systems and zoning maps. The (2) properties do not sit within the Commercial Airport Overlay District (CAD-O) boundaries, nor does it fall under any other restrictive county environmental or geographic overlay zones. The applicant acknowledges that any future development on this site will continue to respect all general LDC standard overlay provisions should be identified during the formal Electronic Development Application Review Program (EDARP) agency referral process. The same findings apply to West Lot 1 Woodmoor Business/Commercial Park Fil 1 (the existing 11,325 square foot Community Bank of Colorado) and to East Lot 1 V C W 1 Trust Sub (the proposed Woodmoor Family Dentistry).

3. Compatibility & Land Use Context

The proposed 3,800 sf family dentistry office is highly compatible with the commercial character of the immediate neighborhood along Lake Woodmoor Drive. At 3.43 acres, the property and building footprint fit seamlessly into the established commercial node, functioning as a complementary neighborhood-serving use alongside existing retail businesses and the adjacent financial institution. The existing 11,325 square foot Community Bank of Colorado on Lot 1 Woodmoor Business/Commercial Park Fil 1 already establishes the commercial character of the site, and the proposed Family Dentistry on Lot 1 V C W 1 Trust Sub complements it.

Furthermore, approving this dental practice advances local planning goals by replacing obsolete zoning designations with an active, modern commercial use that aligns with surrounding approved developments. The immediate spatial context of the site demonstrates an entirely commercial perimeter:

- **West:** An adjacent financial institution (Peoples National Bank), matching the low-intensity professional service environment and reinforcing a cohesive service-and-retail corridor.
- **North:** Existing retail development with approved commercial uses, drawing identical daytime public traffic and creating mutually beneficial cross-visitation.
- **South:** Established retail uses, anchoring the block's active economic profile and demonstrating the viability of neighborhood-oriented commercial services.
- **East:** Mapped vacant commercial land, which will be adequately insulated from future impacts via standard commercial setbacks.

By resolving outdated zoning constraints in favor of a low-impact professional healthcare use, the project modernizes the parcel without disrupting the neighborhood. The predictable, appointment-based nature of a dental practice ensures there will be no adverse traffic, noise, glare, or environmental issues imposed upon any adjacent properties. Rezoning Lot 1 V C W 1 Trust Sub for the proposed Family Dentistry, together with Lot 1 Woodmoor Business/Commercial Park Fil 1, also resolves the nonconforming zoning of the existing 11,325 square foot Community Bank of Colorado without changing its use.

4. Consistency with the El Paso County Master Plan

The proposed map amendment directly supports the core tenets and elements of the El Paso County Master Plan:

- **El Paso County Master Plan (General Element):** The Master Plan promotes infill commercial integration within existing urban and suburban nodes. Transitioning this small, vacant parcel to the CC district to allow a 3,800 square foot professional building provides vital healthcare infrastructure exactly where commercial resources already exist, encouraging localized economic vitality and preventing sprawling development patterns. The existing 11,325 square foot Community Bank of Colorado on Lot 1 Woodmoor Business/Commercial Park Fil 1 is an example of this infill commercial pattern, and the proposed Family Dentistry on Lot 1 V C W 1 Trust Sub continues it once both lots are rezoned to CC.
- **Water Master Plan Alignment:** The property is located within the service area of the Woodmoor Water & Sanitation District No. 1. The anticipated water utility usage for a 3,800 square foot dentist office is exceptionally low and will fully utilize the district's existing local infrastructure. Water demand will remain well within the parameters and capacity restrictions established by both the district and the El Paso County Water Master Plan. The existing 11,325 square foot Community Bank of Colorado is already served by the district; the proposed Family Dentistry is the only new water demand associated with the rezoning.
- **Parks Master Plan Alignment:** Given the 3.43-acre sizing and its specific use as a commercial dental practice, the project will generate no new residential density or population impacts that would strain county parks, open spaces, or regional trail networks. The proposal remains completely consistent with the conservation and recreational goals of the El Paso County Parks Master Plan. The existing Community Bank of Colorado and the proposed Family Dentistry are both commercial uses and add no residential or park demand.

5. Provision of Utilities

The 3.43-acre site will be fully serviced by established local utility providers. Water and wastewater sanitation services will be provided via a standard commercial tap sized for the 3,800 sf facility into the existing central infrastructure of the Woodmoor Water & Sanitation District No. 1. Electric utility lines are available adjacent to the site and will be coordinated through the Mountain View Electric Association (MVEA). Natural gas services will be provided by Black Hills Energy. Fire protection and emergency medical services will be fully provided by

the Monument Fire District, which maintains active emergency coverage over this boundary. The existing 11,325 square foot Community Bank of Colorado on Lot 1 Woodmoor Business/Commercial Park Fil 1 is already served by these providers, and the proposed Family Dentistry on Lot 1 V C W 1 Trust Sub will be served in the same manner.

6. Traffic Generation and Site Access

Direct vehicular access to the dentistry office will be provided via the existing right-of-way on Lake Woodmoor Drive. Given the small 3.43-acre footprint of the property and its designation as a low-intensity, appointment-based 3,800 square foot clinic, the anticipated traffic generation will be minimal. Daily trip distributions are expected to occur primarily during standard off-peak daylight hours and will seamlessly integrate into the surrounding commercial corridor without necessitating a full Traffic Impact Study (TIS), unless a separate traffic study is explicitly requested by Engineering staff during the EDARP review process. The existing 11,325 square foot Community Bank of Colorado already operates with established access to Lake Woodmoor Drive, and the proposed Family Dentistry will add only minimal traffic to this corridor.

7. Sensitive Natural or Physical Features

The subject parcel consists of gently sloping, previously platted commercial land. A review of local constraint maps indicates there are no sensitive natural or physical features present on the 3.43-acre property. There are no mapped wetlands, critical wildlife habitats for protected species, major geological hazards, or designated FEMA floodplains within the area included in this request. Standard stormwater quality, erosion control, and detention facilities for the 3,800 square foot building footprint will be addressed concurrently during the final site development plan phase. Lot 1 Woodmoor Business/Commercial Park Fil 1, with the existing 11,325 square foot Community Bank of Colorado, is already developed, and Lot 1 V C W 1 Trust Sub, the site of the proposed Family Dentistry, has no sensitive features.

8. Summary of Community Outreach Efforts

As part of the map amendment request, the applicant plans to fully comply with all public notice and neighborhood notification guidelines required by El Paso County. This includes the upcoming mailing of notice letters to adjacent property owners and the physical posting of public notice signs on the property facade once instructed by the assigned county planner. To date, informal discussions with neighboring businesses have yielded no objections, as a 3,800 square foot medical clinic is viewed as a quiet, harmonious addition to the Lake Woodmoor Drive corridor. The applicant remains fully prepared to address any feedback that may arise during the official public comment window. Notice will also cover the rezoning of Lot 1 V C W 1 Trust Sub (the proposed Family Dentistry) and Lot 1 Woodmoor Business/Commercial Park Fil 1 (the existing 11,325 square foot Community Bank of Colorado).

9. Detailed Analysis of Criteria for Approval (Land Development Code Chapter 5)

The requested map amendment satisfies the statutory criteria for approval outlined in Section 5.3.5 of the El Paso County Land Development Code:

- **Consistency with the Master Plan:** The CC category perfectly frames the low-intensity 3,800 square foot medical office use designated for this commercial infill zone, honoring the county's goals for localized, orderly commercial infill. The existing 11,325 square foot Community Bank of Colorado and the proposed Family Dentistry are both consistent with the CC category.
- **Changed Conditions:** The legacy C-2 classification is completely obsolete under the modern land use code. The active retirement of this code block constitutes a permanent change in local regulatory conditions, necessitating a modern map amendment to allow reasonable use of the property. Lot 1 Woodmoor Business/Commercial Park Fil 1 (the existing 11,325 square foot Community Bank of Colorado) and Lot 1 V C W 1 Trust Sub (the proposed Family Dentistry) are both directly affected by this change.
- **Compatibility:** Surrounded entirely by a bank, retail businesses, and commercial vacant land, the CC designation ensures harmonious building heights, lighting, and screening setbacks that are identical to the neighboring parcels. The existing 11,325 square foot Community Bank of Colorado is already compatible with this setting, and the proposed Family Dentistry will be equally compatible.
- **Adequate Services:** The site has direct access to an established roadway (Lake Woodmoor Drive) and is fully supported by the Woodmoor Water & Sanitation District No. 1. The 3,800 square foot medical office proposal will not overburden local fire, emergency, utility, or traffic infrastructure. The existing 11,325 square foot Community Bank of Colorado is already served by these same services, and the proposed Family Dentistry will be served likewise.