



August 28, 2018

Gabe Sevigny
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Space Village Filing No. 3 Preliminary Plan - Letter of Intent

Mr. Sevigny,

The owner of the property described as Space Village Filing No. 3 respectfully submits the enclosed Preliminary Plan, located near the intersection of Space Village Avenue and Peterson Boulevard. The property is currently zoned as C-1, Commercial. Lots 1 & 3 of the subdivision are currently vacant while Lot 2 contains retail uses. The subdivision is bordered by commercial development on the east, Peterson AFB on the south, Peterson Boulevard on the west, and Space Village Avenue on the north. This property currently has legal/physical access to, both, Space Village Avenue and Peterson Boulevard.

The existing strip retail building on Lot 2 is in conformance with the County's criteria related to C-1 zoning, including building setbacks and heights, landscape requirements and parking requirements. The owner anticipates additional commercial uses to be developed on Lots 1 & 3, however, there is no immediate plan for development on either lot. The County has agreed to process a final plat for this property in the interim; and site-specific development plans for Lots 1 & 3 will be submitted for the County's consideration prior to the development of either lot.

To aid Staff in their review of this application, we have provided a traffic impact study and a drainage report to outline the existing conditions and anticipated challenges associated with further development within the platted area. As a condition of future development on Lot 1 or Lot 3, a project-specific letter of intent will be required in conjunction with any site development plan application. In addition, future development on Lots 1 & 3 will likely trigger the need for improvements to the adjacent roadway network, and as such, a proposal/design for said improvements will need to be submitted to the County in conjunction with site-specific development plans for further consideration. Prior to development on Lots 1 or 3, the owner will work with all stakeholders (County, City, Peterson AFB, and CDOT) to determine the necessary roadway improvements.

Utility services for Lots 1 & 3 are anticipated to be connected to the public water and sewer systems operated by Cherokee Metropolitan District and Lot 2 is currently utilizing the Districts water & sewer network. The site's stormwater runoff will be conveyed to a detention facility and said facility will be constructed in conjunction with Lot 1 or Lot 3 improvements. This storm sewer

system will be designed with a full spectrum detention basin per the latest Urban Drainage and Flood Control District's criteria (including local amendments).

Criteria for Approval

The enclosed preliminary plan is in conformance with the final plat (reviewed in parallel) for this subdivision in terms of lot lines, lot areas, easements, legal/physical access to each lot, etc. and is also in full compliance with the County's Land Development Code and subdivision design standards, including provisions outlined in Chapter 8 of the County's Land Development Code (applicable sections from Chapter 6 of the Land Development Code will be assessed in future site development plan applications for development on Lots 1 & 3). The owner has worked with Cherokee Metropolitan District to secure water supply and sewer service for the entirety of the subdivision and commitment letters from the District are included with this preliminary plan submittal. In addition, Cimmaron Hills Fire Department has reviewed the proposed subdivision and has ensured their ability to provide emergency and non-emergency response services. Olsson's drainage report outlines a plan for future improvements associated with further development within the subdivision and provides guidance for subsequent site-specific drainage studies for Lots 1 & 3. Olsson also provided a thorough analysis of the site's soil conditions and included recommendations for future construction within the submitted geotechnical study. Preliminary analysis of offsite impacts has occurred, however, the County has agreed that the final design and construction of any required offsite improvements will be tied to sale/transfer of any lot or issuance of building permits (or, alternatively, the owner may enter into an SIA with the County). Future roadway improvements will be designed to support a balanced transportation system, including auto, pedestrian and bike traffic in an effort to maintain current levels of service within the surrounding street network. No apparent natural physical features or environmentally sensitive areas exist on this property. Future development within the platted area will comply with current zoning standards related to landscape setbacks and open space requirements.

We ask that you review our submittal at your earliest convenience. We appreciate your time and thank you for your consideration. Please let us know if you have any further questions or if you need any additional information concerning our application. Contact information is provided at the bottom of this letter.

Sincerely,



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Olsson Associates

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