
CLAREMONT COMMERCIAL SUBDIVISION FILING NO. 2

LETTER OF INTENT

MARCH 2017, REVISED DECEMBER 2018

OWNER/APPLICANT:

R. W. Case/L. G. Case
2432 Parkview Lane
Colorado Springs, CO 80906

OWNER:

Nancy & Jon Starr
5001 S Clinton Street
Engelwood, CO 80111

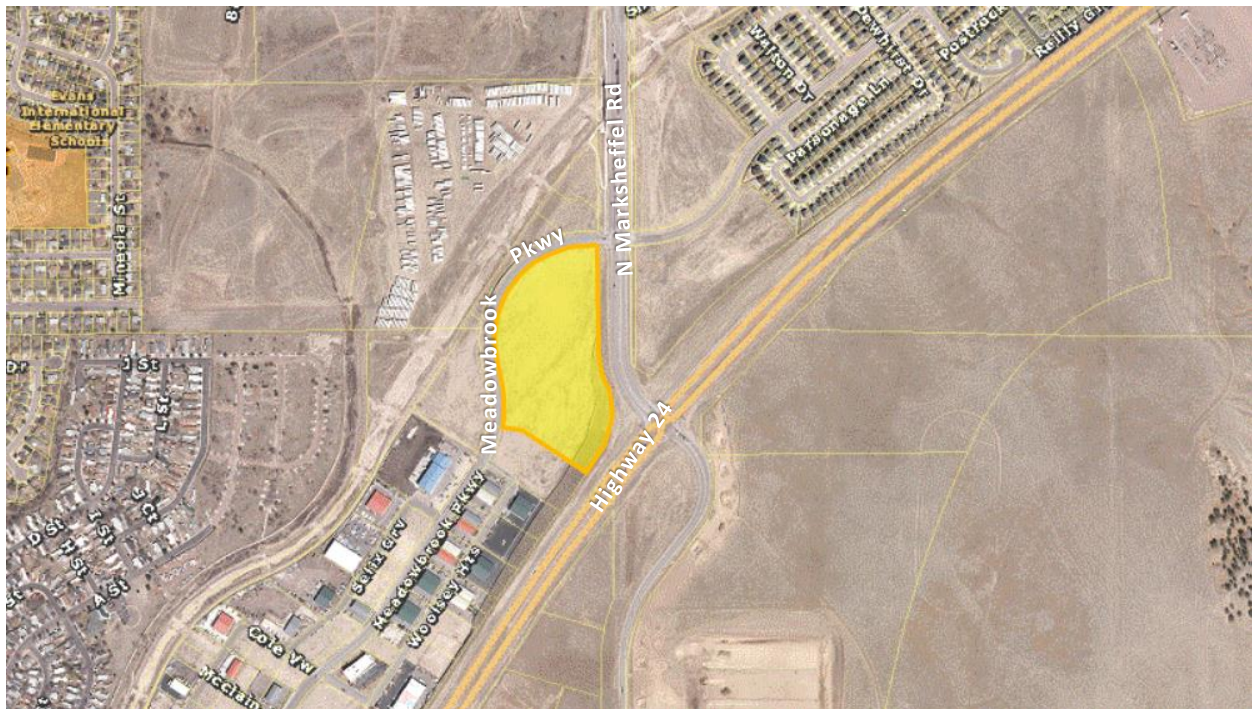
CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue
Colorado Springs, CO 80903

LOCATION

Claremont Commercial Subdivision Filing No. 2 is located southwest of the intersection of Marksheffel Road and Meadowbrook Parkway. Much of the surrounding property is currently vacant and zoned for industrial or commercial uses. To the southwest is a light industrial/warehouse park. To the north is a recently approved gas station/convenience store.

The site comprises approximately 13.72 acres of vacant land that has been graded and has two existing curb cuts onto Meadowbrook Parkway. A retaining wall has been constructed along the southern half of the east boundary adjacent to the Marksheffel Road and Highway 24 intersection.



REQUEST

R. W. Case/L. G. Case request approval of a Preliminary Plan for 16 lots, 1 tract, and public right-of-way on 13.72 acres, with a finding of water sufficiency deferred to the approval of the first Final Plat. This will be a replat of Tract C of the Claremont Business Park Filing No 2 into the Claremont Commercial Subdivision Filing No. 2.

PROJECT JUSTIFICATION

The intended use of the property is for a mix of commercial and light industrial/warehouse uses, with the commercial being located in the northern section of the property. This is consistent with the CS (Commercial Service) zoning on the property, which is intended to accommodate retail, wholesale or service commercial uses that serve the general public. All lots will include the required zoning setbacks of 25 feet on all sides and a maximum height of 45 feet, as stated on the Preliminary Plan drawing.

The Preliminary Plan is consistent with the approval criteria set forth in Section 7.2.1.D.2.e of the LDC as follows:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

The Master Plan comprises the County Policy Plan and a series of small area plans. The site lies within the proposed Cimarron Hills small area plan but no plan for this area has been prepared. The County Policy Plan includes general policies that encourage economic growth while protecting the environment. Such growth should be directed toward areas that have urban-level services and facilities. As noted below and described in detail in the accompanying reports, this commercial subdivision can readily be served by existing streets and utilities and will not have a negative environmental impact.

The proposed subdivision satisfies the following policies of the County Policy Plan:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The surrounding land uses are commercial and industrial in nature and the uses proposed by this preliminary plan are compatible and integrated with the existing developed areas. The site has access adequate access via Meadowbrook Parkway.

2. The subdivision is consistent with the purposes of this Code;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. Land use compatibility with this purpose is determined through zoning. The use of the property for a mix of commercial and industrial is consistent with the CS (Commercial Service) zoning on the property.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

The subdivision design standards are met. There is no approved sketch plan.

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;

A water supply commitment letter has been provided by Cherokee Metropolitan District. However, the State Water Engineer has requested additional information to verify adequate water supply. Accordingly, it is requested that a finding of water sufficiency for this project be deferred to the approval of the first Final Plat.

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;

Public sewage disposal is addressed in the Wastewater Treatment Report provided by Cherokee Metropolitan District.

6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];

These matters are addressed in the Preliminary Subsurface Soil Investigation prepared by Entech Engineering Inc.

7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

These matters are addressed in the Drainage Report prepared by M & S Civil Consultants Inc.

8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

All lots will be accessible by new public streets that comply with the LDC and ECM. Street names have been approved by El Paso–Teller County 911 Authority.

9. The proposed subdivision has established an adequate level of compatibility by

1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

There are no natural physical features on the site and open spaces are not required for a commercial subdivision.

- 2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;**

Appropriate provision is made in this regard given the context of the site and surrounding area.

- 3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;**

Landscaping setbacks are provided as required by the LDC. As adjacent uses/zoning are similar in type and intensity, no transition to adjacent uses is necessary.

- 4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and**

There are no environmentally sensitive areas on the property. The preliminary soils report and Phase 1 Environmental Assessment do not identify any issues.

- 5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

The Traffic Report by LSC Transportation Consultants Inc. demonstrates that the development will not materially impact existing levels of service on surrounding roads. The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on existing service and facilities

- 10. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

Water and sanitary sewer service is to be provided by Cherokee Metropolitan District. The property is dissected for electricity service, with the southern portion being within Colorado Springs Utility service territory and the northern section being within Mountain View Electric Association Inc. service area. The site is entirely within Colorado Springs Utility territory for natural gas services. The required Will Serve letters are included with the submittal.

- 11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**

The site lies within the Cimarron Hills Fire Protection District. A Fire Protection Report is included with the submittal.

- 12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**

The proposed subdivision meets the applicable sections of these parts of the Code.

ACCOMPANYING REPORTS:

The following Reports are submitted to support this application:

Preliminary Subsurface Soil Investigation by Entech Engineering Inc.

Phase 1 Environmental Site Assessment by Entech Engineering Inc.

Traffic Report by LSC Transportation Consultants Inc.

Final Drainage Report by M & S Civil Consultants Inc.

Water Resources and Wastewater Treatment Report by M & S Civil Consultants Inc.