

Letter of Intent

Letter of intent needs to be revised to show the request for a variance of use for a rental car business, this is not a waste disposal site.

Owner

Gleneagle Square LLC.
31 Martin Lane Englewood, CO 80113

Applicant

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Architect/Consultant

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Site Information

13854 Gleneagle Drive
Colorado Springs, CO 90921
Size: Site - 2.72 Acres
Zone: R-4 (obsolete)

Request and Justification

We request a proposed car rental office be approved for a variance of use within the current lot zoned as R-4.

Existing and Proposed Facilities/Structures

The suite is currently vacant and was last used as a convenience store and gas station. The existing suite, canopy, and parking lot shall remain and be used as a car rental office. The existing suite shall be remodeled for the proposed use, along with a new wash bay within the suite. The existing buildings will not change in area or footprint.

STANDARDS OF REVIEW AND FINDINGS

Adverse Impacts

Adverse impacts to surrounding properties from blowing trash, odors, vectors, noise, lights, and surface water flows caused by the operation of the facility will be minimized by adequate operational controls.

The suite is currently vacant and the canopy structure is currently being used for U-Haul truck rental. The proposed car rental use will not adversely affect neighboring properties, as it is a low traffic, quiet use that produces no outside trash, noise or odor. The existing site lighting will be analyzed to insure it is adequate for safety of the property, and will only be enhanced by down casting fixtures mounted to the structure as required by code for security and safe use of the business. Existing surface drainage shall be unchanged and will not adversely impact the adjacent properties. That will require an additional COM with a photometric scale if changes are made

Operational Plan

The submitted operational plan identifies procedures and provisions which adequately assure that the facility will be operated in a safe and environmentally acceptable manner and will cause minimal negative impacts, including:

- Hours and methods of operation will be compatible with the neighboring land uses: 7:30am-6:00pm, Monday-Friday; and closed on weekends.
- Adequate waste screening measures recognized by the industry and federal government will be implemented to assure proper identification, isolation and removal of unauthorized wastes or materials and prevent unauthorized activity.
- Adequate methods will be available to contain and dispose of all liquids associated with the operation in an acceptable manner.
- Fire protection and emergency response plans will be adequate for the type of facility proposed.
- Fencing and other site security and trash retention will be adequate for the type of facility proposed.
- Other requirements and conditions for operational plans have been fully addressed and will be complied with by the applicant.

Recycling Goals

The owner or operator incorporates recycling goals, either onsite or off-site, which will result in a notable reduction in the waste stream.

The proposed use produces very little trash or refuse. The user shall incorporate common internal recycling of the small amount of business-related trash. Water used for the proposed wash bay is low volume and will make use of a water reclamation system to minimize required volume.

The owner utilizes tablets, so rental contracts are printed.

Minimize Traffic and Other Problems

The facility is designed so that it can be operated in a manner which will minimize traffic, storage, firefighting, safety and other site-related problems.

Location delivers automobiles to customers when they are dropping a car off at a local body shop. Location also allows customers to drop rental cars off at local body shops, reducing the traffic at the location.

The site organization and design remain unchanged. Firefighting access remains unchanged. Ingress and egress to the site and parking remain unchanged. The traffic related to the proposed use is far less than the previous convenience store use. Traffic is limited to the very small staff and the intermittent visitor procuring their rental vehicle.

Parking

The proposed car rental office will require far fewer parking spots than the previous convenience store use. The new use only requires 2 spots whereas previously, the use required 12. There are also 10 new stacked parking spots proposed beneath the existing canopy. This will help with parking on the site overall.

Is this the maximum amount of rental cars proposed for this site?

Natural Hazards

The facility will not be located where natural or man-made hazard or conditions will cause undue conflicts or environmental problems.

There are no anticipated hazards associated with the proposed use. The site is not within a flood plain.

Water Supplies

Adequate water supplies will be available for drinking, fire protection, showers, sanitary and cleaning purposes, landscaping, dust suppression, reclamation, and general operation.

The property is currently used for car rental. No TIS is required if all of the criteria below are satisfied:

Closure

There is no anticipated

Provide estimated average daily trip numbers.

- Per the engineering criteria if the daily vehicle trip generation is greater than 100 trips then the application must submit a traffic memorandum.

and receipts are usually emailed, in lieu of being

- If less than 100 trips then address all the criteria listed in the snippet below within the letter of intent. (Snippet from the Engineering Criteria Manual Appendix B Section B.1.2.D)

and receipts are usually emailed, in lieu of being

Provide an estimate of the number of visitors.

Quantify "very small staff"

D. No TIS Required

No TIS is required if all of the criteria below are satisfied:

- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.

Drainage and Erosion Control Measures

Drainage and erosion control measures will be adequate.

Site drainage shall remain unchanged.

The applicant will install a sand oil separator and will have it serviced on a regular basis.

Convenience and Accessibility

The facility will be reasonably convenient and accessible to the using public.

Current accessibility by the public shall be unchanged from the public street. Adequate handicap spaces and ramp shall be provided for business accessibility to the suite from the parking lot.

Landscape

Existing landscape areas will be re-established.

requires a landscape
plan

Lighting

Lighting on the site will remain the same. No photometric plan needed.

Not consistent with
above statement that
the site will be
analyzed then only
down fixtures will be
utilized.

Environmental and Health Standards

The applicant can demonstrate the ability and willingness to comply with the environmental and health standards and operating procedures provided under the "Solid Wastes Disposal Sites and Facilities Act," C.R.S. §§30-20-100.5 et seq., and the State solid waste regulations.

The proposed use and owner shall comply fully with the "Solid wastes Disposal Sites and Facilities Act". Anticipated solid waste is expected to be minimal.

The proposed use will incorporate new lighting and controls where feasible per the new energy codes. Applicant will also install a low flow pressure washer in the wash bay that will reduce the gallons per minute by over 4 gallons per minute.

Financial Resources

The applicant can demonstrate the ability to provide the financial and material resources and experience (including a past record of quality performance in solid wastes operations) necessary to properly operate the facility, and comply with all imposed conditions and requirements.

The applicant can demonstrate a successful history within the rental car business. Documentation of history and financial records can be provided upon specific request.

Facility Need

The facility is presently or will, within a reasonably foreseeable future period of time, be needed to accommodate the waste management needs of the area it is intended to serve or to provide healthy competition in the regional solid waste management market.

The proposed use does not relate to the waste management market, but will have negligible impact on such market.

Compatibility

The facility is proposed to [redacted] with patterns and the type of facility proposed, it will have a reasonably compatible or harmonious relationship with surrounding property development, including:

- All aspects of the operation and the interim and final grading plans are visually compatible with surrounding land uses and topography, grading plan is unchanged.
- The operation will not substantially disturb uniquely sensitive environmental features including wetlands, riparian habitats, or other wildlife habitats, threatened and endangered species habitat, and rare or unusual natural features.
- The operation will not substantially disturb identified historical, archaeological and paleontological sites.
- The geology of the facility site and design of the facility is such that the prospects of contamination of area surface water or groundwater supplies by leachate and other pollutants migrating from the facility are reasonably remote. The BoCC has the authority to evaluate the risks of contamination, in part, based on a comparison with existing or proposed sites for facilities and other available sites in or near El Paso County.
- The geology of the facility site and design of the facility is such that the prospects for interference with surface water or groundwater flow patterns which may impair vested water rights are reasonably remote. The BoCC has the authority to evaluate the risks of this disruption, in part, based on a comparison with existing or proposed sites for facilities and other available sites in or near El Paso County.
- The applicant can demonstrate the ability and willingness to comply with the environmental and health standards and operating procedures provided under RCRA Subtitle D Regulations and State regulations.

Please provide how it is compatible

The proposed use is very compatible with the surrounding commercial uses. Its environmental impact will actually be reduced when compared to previous uses of gas station and convenience store. The use will not disturb any sensitive environmental habitats. There are no identifiable historical, archaeological or paleontological sites within the property. The proposed use shall not contaminate surface or groundwater conditions. Any new use of water within the wash bay is reclaimed, recycled and filtered prior to discharge to public sewer systems. Existing ground water and surface water flow patterns shall be preserved and maintained. The applicant is willing and able to comply with environmental and health standards and operating procedures under RCRA Subtitle D Regulations and state regulations as required.

There is a lot of information here in regards to a solid waste disposal site and facility. This is not that type of facility, please clear this up in your letter of intent as to what aspects you are referring that would fit this criteria.