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**The Sod Guy – Sales Lot @ Lot 1 Appaloosa Hwy 24 Sub Fil No 1A**  
**Letter of Intent**

Site Location:	Lot 1 in Appaloosa Highway 24 Subdivision Colorado Springs, CO 80915
Site Data	The 1.003-acre site, zoned I-2, is located just northeast the intersection of Amelia St. and US Highway 24 (Platte Avenue) in Colorado Springs.
Request/Justification	To gain approval of a site development plan for retail sod sales within the I-2 zoning district and for placement of a one-story sales office, including all associated site work. Site work includes installation of asphalt pavement at entrances and around proposed sales office, installation of gravel surfacing, installation of concrete pans and concrete as shown, final landscaping and site grading.
Existing/Proposed Facilities, Structures and Roads	Currently, the site is vacant and is covered in native grasses. Proposed features include installation of a one-story sales office, installation of asphalt, concrete and gravel, installation of storm sewer, sanitary sewer, and water utility lines and curb and gutter installation. Sod shall be stored within the eastern portion of the site. The site plan shows the location of major features on the site and the proposed location of all site features.
Landscaping/Screening	Currently, the site is covered in native grasses with little to no screening on site. Landscaping shall be incorporated throughout the site as shown on the approved Landscape Plan. Landscaping meeting El Paso County standards shall be installed along all frontages and between properties and will provide adequate screening.
Grading/Erosion Control	<p>The site shall be graded and runoff shall flow to a proposed stormwater inlet (by others). All runoff from the site shall be collected and conveyed to a detention pond to the south and detained prior to discharge downstream. A Drainage Report, Grading and Erosion Control Plan and associated engineering documents have been previously submitted with the concurrent site development plan PPR1925. Erosion control measures will be utilized on the site, per El Paso County standards as follows:</p> <ul style="list-style-type: none"><li>• Clearing and grubbing – Silt fence/sediment control log will be used.</li><li>• Initiation of perimeter controls – Silt fence/sediment control log will be used.</li><li>• Remaining clearing and grubbing – Silt fence/sediment control log and vehicle tracking pad will be used.</li><li>• Road Grading – Sediment control logs will be used on the downgradient side of all roadways and parking lots being graded.</li></ul>

- Final grading – All areas will receive final landscaping.
- Stabilization – All areas will receive final landscaping.

#### Traffic Control

This project includes two access points to the site; one from Amelia St. and one from Terminal Ave. All installations on site are minor and the construction timeline is aggressive. The proposed building on site is of wooden construction. No large equipment for installation is anticipated. As a result, no additional traffic control shall be provided.

In accordance with Appendix B of the El Paso County Engineering Criteria Manual, a Traffic Impact Study (TIS) shall not be required. Daily trip generation shall be less than 100 vehicles (approximately 50) and peak hour traffic was determined to be well below the threshold of 10 vehicles per hour (approximately 5). There are no additional proposed minor or major roadway intersections created by this development. The main traffic to and from the site shall be customers, so no change in the type of traffic is anticipated that would adversely affect traffic throughout the area. Acceptable level of service on the adjacent public roadways, accesses and intersections shall be maintained with this development, as surrounding and adjacent roadways promote adequate traffic flow in the area. In addition, there is no change of land use with access to Highway 24. No additional pedestrian or bicycle traffic is anticipated. All criteria for a traffic letter in lieu of a full TIS are met and, therefore, no TIS is required for this development.

#### Special Use Criteria

In order to meet the Special Use Criteria as described in the El Paso County Land Development Code, the following factors were considered:

- The special use is generally consistent with the applicable Master Plan. The neighboring lots are within the I-2 zoning district and are applying for special use as well. All outdoor storage shall be screened.
- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding areas. The use on the land will be for commercial sod sales. No residential zoning exists within the proximity of the lot which would be of concern for any aesthetic concerns.
- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner. There will be only minor traffic to and from the sales lot, mainly in the spring and summer. No additional, negative impact on public facilities and services are anticipated.
- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access. An access shall be placed on both Amelia St. and Terminal Ave. for ease of

access from both the north and the west. As described previously, low traffic volumes are anticipated.

- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution. All factors have been addressed and follow said laws and regulations on the site.
- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County. The lot shall be used for sod sales and does not pose a threat to public health, safety and/or welfare.

The special use conforms to all applicable County rules, regulations and/or ordinances.

Waiver Requests/  
Administrative Relief

No waivers are being requested for this work at this time. However, Administrative Relief is being requested to reduce the minimum required building side setbacks, as set forth in the El Paso County Land Development Code, for the proposed site layout. The site is located within the I-2 zoning district. The side-yard setback for this zoning district is a minimum of 30-feet, while the front-yard setback is 50-feet. However, due to site constraints, the proposed building can not fit within these boundaries.

In order to fit within the constraints set by the minimum side setbacks as set forth in the El Paso County Land Development Code, a reduction in the minimum side setback requirement (not to exceed 20% of the setback distance) is requested. For operational functionality, the building was carefully planned out by the Owner and Architect in order to provide space for sales, offices, and storage. Along the northern edge of the site, a reduction from 50-feet to 40-feet, or 20%, is requested. Along the southern edge of the site, a reduction from 30-feet to 29.35-feet, or 2%, is requested.

For any questions regarding this letter of intent, please contact the Applicant/Engineer as listed below.

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