



Drexel, Barrell & Co.

November 18, 2022

El Paso County Planning & Community Development
Attn: Kylie Bagley, Planner
2880 International Circle
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719-520-7943 direct

Engineers/Surveyors

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3 S 7th Street
Colorado Springs, CO 80905

719 260-0887
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**RE: Letter of Intent (PCD File No. PPR-2167)
Lot 1, Block 1 Johnson's Vacation - Site Development Plan**

Ms. Bagley,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Site Development Plan submittal for Lot 1, Block 1 Johnson's Vacation, on behalf of HESED, LLC.

The approximately 0.82 acre site will consist of a commercial property, to be utilized as a karate studio and meeting space, along with associated parking and landscaping. No deviations or variances are requested at this time.

Please include:
-alternative landscape plan
and the justification for it

Location and Zoning

The project is located at the southeast corner of Old Meridian Road and Chicago Avenue. The property is currently zoned as CC (Commercial Community).

Existing Facilities

The existing site is undeveloped, but has been used in the past as temporary firework sales. The site currently slopes from northeast to southwest at approximately 2%. A storm sewer inlet is located to the southwest corner of the lot, but all other utilities will have to be brought to the site.

Proposed Facilities

The proposed development will consist of two approximately 4,950 sf one story, commercial buildings, one to be utilized as a karate studio and the other for warehousing purposes, along with associated parking and landscaping. The site will be accessed by one driveway entrance from Chicago Avenue.

A roadway extension of Chicago Avenue from the existing improvements just northeast of the intersection with Old Meridian Road, will be provided to the project limits. Adherence to El Paso County ECM Section 5.5 will be required along with an El Paso County work-in-the-row permit.

Please note that a condition of approval must be added for any future change in use of the Bldg #2 (warehouse) to include a new TIS, parking plan and shared parking agreement as needed.

Provide explanation on off site parking if onsite parking will not meet requirements for the types uses and bldg size.

Please provide justification for alternative plan

Traffic / Access / Noise

Parking for this development is proposed as an alternative parking approach. Much of the traffic generated by this use will be generated after normal hours, and consist of drop-off and pick-up traffic. As such, the parking plan proposed consists of a combination of on site parking, offsite parking and a dedicated pick-up and drop-off space, located at the southeast end of the parking lot, to allow for adequate stacking.

This proposed infill project fits in well in this commercial area, and vehicular traffic is adequately accommodated by the surrounding network, as referenced by the traffic memo included with this submittal.

Utilities

Please include emails that show this

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. The site is not currently served by the District, but initial discussions for inclusion have begun. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

The water and sanitary sewer will be tapped across Old Meridian Road. A deviation from County criteria will be applied for in accordance with IAW EPC ECM Section K.1.2.

Drainage/Floodplain

Please see comments in FDR V2 pertaining to Pond WU

As the site is under 1-acre stormwater will be directly channeled towards an existing Type D inlet at the SE corner of the site. Detention and water quality is provided downstream by the regional detention facility (Pond WU) at the intersection of Tamlin Road and Meridian Road.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

Owner/Developer:

HESED, LLC
10308 Mt. Evans Drive
Peyton, CO 80831
Dave.caban.3@gmail.com

Consultant:

Drexel, Barrell & Co.
Mr. Tim McConnell, P.E., Principal, Regional Manager
3 South 7th Street
Colorado Springs, CO 80905
719-260-0887 phone
tmccConnell@drexelbarrell.com

We trust you find our application for the Lot 1, Block 1 Johnson's Vacation Site Development Plan acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized initial "T" and "M".

Drexel, Barrell & Co.
Tim D. McConnell, P.E.
Principal, Regional Manager