



Drexel, Barrell & Co.

January 26, 2023

El Paso County Planning & Community Development
Attn: Kylie Bagley, Planner
2880 International Circle
Colorado Springs, CO 80910
719-520-7943 direct

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

3 S 7th Street
Colorado Springs, CO 80905

719 260-0887
719 260-8352 Fax

**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 warehouse space, along with associated parking and landscaping. No deviations or variances are requested at this time.

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.

Open Space/Landscaping

The alternative landscape plan requests a waiver of setback tree requirements along Chicago Ave. and Old Meridian Road. Due to existing easements, drainage areas, and utilities the setback tree placements are restricted, in addition the surrounding sites do not have landscape setback trees. Because of the lack of trees, shrubs will be provided in strategic locations around the site.

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. Due to site constraints, offsite parking is available on both sides of Chicago Avenue, between Old Meridian Road and the entrance to the site.

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.

A condition of approval will be required for any future change to the use of building #2 (warehouse). The condition of approval will need to include a new Traffic Impact Study, parking plan, and shared parking agreement as needed.

Utilities

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. 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

As the site is under 1-acre, neither detention nor water quality are required to be provided. Stormwater will be directly channeled towards an existing Type D inlet at the SE corner of the site.

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., President
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,



Drexel, Barrell & Co.
Tim D. McConnell, P.E.
President