

24 July 2024

**WD Rolling Thunder Core & Shell**  
**Site Development Plan**  
**PCD File No: PPR2414**  
**Letter of Intent**

**PROPERTY DATA**

**Address:** 10707 Maltese Point, Peyton, CO 80831

**Tax Schedule number:** 5311101012

**Legal Description:** LOT 12 ROLLING THUNDER BUSINESS PARK

**Parcel size:** 50,855 S.F. (1.17 acres)

**Zoning:** PUD

**Proposed Building footprint:** 8,950 S.F. (*Phase 1: 6,550 S.F. + Phase 2: 2,400 S.F.*)

**1. DESCRIPTION**

The proposed project consists of a 8,950 S.F. Commercial Core and Shell building and full site development on a vacant lot.

**2. JUSTIFICATION OF USE**

The proposed development has been carefully considered and designed to conform to the current El Paso County Land Development Code and the guidelines set forth in the previously approved Falcon Highlands PUD Development Plan.

The proposed future tenants/uses will be consistent with the allowed uses listed in the Falcon Highlands PUD Amendment under "Industrial (East Parcel)", with the exception of "Medical Clinic", which is listed as a "Special Use" under said Amendment. We are submitting a Special Use request for Medical Clinic to be an allowed use for the building.

**3. EXISTING AND PROPOSED FACILITIES**

The proposed development is located on an existing vacant lot. There are existing light poles and transformer on the lot which are to remain. A new access drive is planned to enter the site from Fire House View.

The proposed Architecture of the building is being proposed a modern commercial center to fit in within the surrounding development via design features such as parapet walls, large areas of

glass to assist with natural light and a mix of exterior materials in stone, stucco and accent horizontal siding.

Off-street parking has been designed in accordance with Chapter 6 of the LDC. A summary of the off-street parking (and ADA accessible parking) calculations has been included on the Site Development Plan cover sheet.

A deviation request form has been provided in order to request the proposed commercial entrance standard at approximately 33 feet from the point of curvature or point of tangency of the curb line at the intersection, in lieu of the required 50 feet. Please see the applicable Deviation Request form for consideration.

A traffic Memo has been provided with the applicable special use request submittal (*PCD File No. AL245*), which summarizes the traffic calculations and concludes that the proposed development fits well into this commercial area and vehicular traffic is adequately accommodated by the surrounding roadway network.

The existing topography of the Lot 12 Site within the Rolling Thunder Business Park Development directs runoff south and east to an existing 10' curb inlet within Rolling Thunder Way. Runoff from the building on the adjacent Lot 13 is discharged within the Lot 12 Site via roof drains and downspouts.

The proposed grading of Lot 12 generally maintains existing drainage patterns of the Site, and proposes an infiltration basin to meet water quality standards, since access to the drainage easement at the south end of the Lot 13 Site has been blocked. The northern area of the Lot 12 Site will drain to the curb and gutter of Maltese Point allowing for water quality treatment at the existing pond. Utility service connections are proposed within Maltese Point, north of the Lot 12 Site.

The landscape design provides a diversity of plant materials with both native and naturalized plant species. The landscape plan was developed with an eye toward water conservation and resistance to deer browsing. The differentiation of plant species ensures that in the event of a species-specific blight, there would be minimal chance of sitewide impact. At the north end of the building, there will be an area enhanced for employees to have lunch in mild weather or simply take a break in the outdoors.

Four new parking lot down-cast light poles and four down-cast wall packs are being proposed on the site re. the photometrics plan. There are two existing light poles on the site which are intended to remain.

Regards,  
Nick Sallecchia, Project Manager  
Bucher Design Studio, Inc.