

LETTER OF INTENT; Rev. 2/26/20
9495 PEACEFUL VALLEY RD. – MINOR AMENDMENT to DEVELOPMENT PLAN

John P. Nelson Associates
1626 E. Pikes Peak Ave.
Colorado Springs, CO 80909

- 1 Owner: Restoration Church
 9355 Peaceful Valley Rd.
 Fountain, CO 80925
 Applicant: John P. Nelson Associates
 1626 E. Pikes Peak Ave.
 Colorado Springs, CO 80909
 Consultant: (same as applicant)

- 2 Site location: 9495 Peaceful Valley Rd.
 Site size: 0.51 AC
 Zoning: CC

- 3 Request: The request is for review and approval of an amendment to the Site
 Development Plan for 9495 Peaceful Valley Rd.
 Justification: The proposed project is an interior remodel in an existing building. The
 proposed use is consistent with the long-term use of the building as
 Office/Warehouse and the intent of the zoning ordinance. It conforms to
 all related planning/zoning standards for the proposed use and the
 surrounding neighborhood.

- 4 Existing and proposed facilities: The project involves an interior remodel of the existing
 3768 SF Office/Warehouse building on the site.
 - Existing Use: Office/Warehouse
 - New Use: No change of use
 - Existing bathrooms: One
 - Proposed bathrooms: Two ADA bathrooms
 - Traffic impact: Existing use to continue; no change in traffic impact:
 - Current number of trips: 20
 - Anticipated number of trips: 20

A floor plan and elevations of the building are provided. There will be no change to the existing exterior building mounted lighting. A photometric site plan is not required. The building will continue in its present use for the near future. The church plans to annex the property into City of Fountain in the future, and the building will be used for church activities at that time.

- 5 Landscaping: Existing landscaping is shown on the site plan. The existing large shade trees will remain. New evergreen shrubs will be added as shown on the site plan to screen the front parking area. Approval of an alternative landscape plan is requested. A loading space and trash enclosure have been added. NOTE: A separate Landscaping Variance Request is being submitted to planning staff regarding this item.

- 6 Driveway access permit: Access permit application is complete – see included receipt.

9495 PEACEFUL VALLEY RD. – LANDSCAPE VARIANCE REQUEST

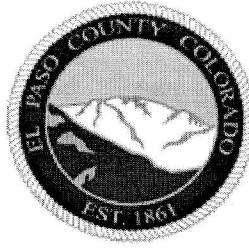
Rev. 2-21-20

VARIANCE REQUEST: It is requested that the proposed alternate landscape plan be approved with minor changes to the existing landscaping.

JUSTIFICATION;

- The building permit under review is for two new bathrooms to be installed in an existing 40-year-old building. This change will bring the building into compliance with ADA accessibility standards.
- To require full compliance with the County landscaping code for this minor improvement to the building is out of proportion with the nature and scope of the proposed changes to the building – two new bathrooms. Full compliance with the landscape plan standards will cause needless delays and substantial added expense for Restoration Church, the building owner, to have use of the building.
- The site has a number of mature evergreen and deciduous trees that will be retained, and extensive additional landscaping won't substantially improve the appearance of the property.
- The alternate landscape plan indicates the type and number of proposed new evergreen shrubs and landscape screening that will be installed.
- The alternate landscape plan shows that the required 5 parking spaces can be provided and that the existing gravel surface can remain.
- The existing mature cottonwood trees along the street frontage plus the addition of the proposed evergreen shrub screening and decorative grasses along the street frontage substantially exceeds the minimum landscaping standard for the street frontage area. We are requesting that the upgraded landscaping along the street frontage be credited to the overall landscape requirement for the site and that additional landscape screening along the West and South sides of the site, including the electrical transformer and mechanical equipment behind the building, be waived.

EL PASO COUNTY



Planning and Community Development Department

Customer:

John Nelson
1626 E. Pikes Peak Ave.
Colorado Springs, CO 80909

Date : 1/14/2020 3:47:13 PM**Receipt # :** 1002248**TransactionType :** Credit**Reference :** ****9032**Fee Total :** \$104.00**Applicant Name** John P. Nelson Associates**Project Name** 9495 PEACEFUL VALLEY RD**File Number** AP2040**Convenience Fee :** \$2.86**Payment Total :** \$106.86**Payment ID :** ELPPCD000142069**Created by :** john@jpnarch.com

Account #	Account	Amount
34135-188	Development Plan Review Fee: Driveway Access Waiver (private drive) or Commercial Access Permit	\$67.00
34132-100	Surcharge	\$37.00
	SUBTOTAL	\$104.00
	Convenience Fee	\$2.86
	TOTAL	\$106.86

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