



March 1, 2024

PPR247  
PCD File No.

**LETTER OF INTENT  
19955 WIGWAM ROAD  
SITE DEVELOPMENT PLAN  
(MVE Proj. No. 61180)**

**Owner/Applicant/Developer:**  
Wigwam Development Co. LLC  
2565 Mount Vernon St.  
Colorado Springs, CO 80909  
(719) 896-0866

**Consultant:**  
M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
(719) 635-5736

**Site Location Size and Zoning:**

The site known as 19955 Wigwam Road is located in the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 26, Township 17 South, Range 65 West of the 6<sup>th</sup> P.M. in El Paso County, Colorado. The 7.74± acre site is situated east of Wigwam Road, which runs along the east side of Interstate 25, and west of the unimproved Industrial Avenue in southern El Paso County. The site contains one existing small shop building. The El Paso County Assessor's Schedule Number for the site is 57260-00-004 and is currently zoned I-3 (Heavy Industrial District). There are unplatted parcels to the north, east, south, and west of the site zoned I-3 (Heavy Industrial District).

**Request and Justification:**

The request is for Site Development Plan Approval consisting of:

- 1 pole-barn vehicle storage building with a 3,000 SF building footprint (sprinkled)
- 8 designated parking spaces (6 standard spaces, 2 van-accessible handicap spaces),
- Landscaping, fencing & masonry brick wall surrounding the developed area
- 2 firefighting cisterns,
- 1 domestic water cistern,
- and 1 Extended Detention Basin (EDB) for water quality treatment and storm detention.

This Site Development Plan application is to facilitate the development of the site for the operation of the a rental moving truck, propane tank distribution, and vehicle storage business within the property.

***Engineers • Surveyors***  
***1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736***  
***Fax 719-635-5450 • e-mail mve@mvecivil.com***

### **Access**

The main access to this project is from existing Wigwam Road. The existing site is accessed by a driveway on the northwest corner of the property and will remain as the only access point for the site.

### **Parking**

Currently there are no designated parking spaces on the site. In developed conditions, there will be six (6) standard parking spaces with two (2) van accessible ADA spaces for total of eight (8) parking spaces for customer and employee parking. The proposed employee/customer parking is adequate for employee use and rental customers picking up and dropping off rental vehicles and purchasing propane. Parking of rental trucks and vehicle storage is also accommodated on the site for operation of the rental truck and vehicle storage business.

### **ADA Requirements**

The site is provided with the required number ADA parking spaces. All dimensions, slopes, ramps and building access ways have been examined and are deemed compliant with the ADA Standards for Accessible Design

### **Landscaping/Screening**

Please include your alternative landscape plan proposal and justification

The majority of the site is currently unpaved areas with pasture/meadow conditions in the east 1/3 of the site. Proposed landscaping shall include trees and shrubs along Wigwam Road. The developed site will feature a 6 foot high masonry block wall along Wigwam Road and opaque security fencing along the north, east and south portions of said developed area.

### **Grading/Erosion Control/Storm Drainage**

The portions of the site shall be graded to accept the new improvements and to tie into the existing grades on the east portion of the developed site. The site will contain a Full Spectrum Extended Detention Basing stormwater BMP to provide storm detention and water quality treatment. Runoff from the impervious surfaces of the proposed site will be collected in the stormwater BMP. The proposed site grading will direct all storm runoff from the developed portions of the site onto drainage channels that collect and convey the runoff to the BMP. Runoff from the developed site shall be collected in this facility prior to discharge downstream. The resulting outflow discharges will be less than existing conditions. A Final Drainage Report has been prepared as part of the submittal material for this application. The development of this site shall be in conformance with the drainage report. Drainage and Bridge Fees are not applicable for this unplatted parcel at this time.

### **Water, Sanitary Sewer, Electric and Gas Utilities**

The site contains an Onsite Wastewater Treatment System (OWTS) which is being upgraded as part of the development project. Connection to central water system is not available in for this site and water supply well is not proposed. Alternatively, one (1) domestic water cistern and two (2) fire water cisterns are being installed which are to be regularly filled with purchased water to supply the limited water use needs of the site.

### **Fire Protection**

Fire Protection is provided by Hanover Fire Protection District. The owner seeks to install two (2) firefighting cisterns within the developed site, one located adjacent to the access point and the other cistern located at the proposed storage building for fire sprinklers. Construction Documents for the proposed cisterns will be reviewed by PPRBD and the Fire District.

### Traffic Impact

The proposed development is expected to generate a total of 41 trips per day (Average weekday trips) based on trip generation rates for the proposed site uses of Mini-Warehouse/RV Storage (17.23 Trips per space for 160 spaces), Warehousing (1.71 trips per day per 1000 sf for 3000 sf), General Office (10.84 trips per 1000 sf for 326 sf), and Construction Equipment Rental/UHaul (7.50 trips per 1000 sf for 624 sf). Peak Hour trips are estimated at 4 trips in the peak AM Hour and 5 trips in the peak PM hour. The values cited are according to Trip Generation, 11th Edition, 2021 by the Institute of Transportation Engineers. This number of trips is below the County threshold of 100 trips per day or 10 trip during the peak hour. Therefore, a Transportation Impact Study (TIS) is not required for the project.

The proposed lot will be subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. The owners do not intend to seek inclusion in any Public Improvements District. Traffic Impact Fees will be paid at time of any eventual building permit application.

### Existing and Proposed Facilities

No TIS is required if all the criteria in ECM, Appendix B, B.1.2.D are satisfied. Please specify all requirements in the screen-shot.

This site requires no new facilities or public improvements. Construction Drawings for the buildings will

D. No TIS Required. No TIS is required if all of the criteria below are satisfied:

- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.
- Pedestrian Traffic: Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic.
- Bicycle Traffic: Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic.