



March 1, 2024

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 6th 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
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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

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

This site requires no new facilities or public improvements. Construction Drawings for the buildings will be reviewed and approved by Pike Peak Regional Building Department.

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