



June 20, 2024

PCD File No. PPR2348

**LETTER OF INTENT  
4190 HANCOCK EXPRESSWAY  
SITE DEVELOPMENT PLAN  
(MVE Proj. No. 61179)**

**Owner:**

Braylen Properties LLC  
523 Southern Cross Drive  
Colorado Springs, CO 80906  
(719) 475-0922

**Consultant:**

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

**Developer/Applicant:**

Braylen Properties LLC  
523 Southern Cross Drive  
Colorado Springs, CO 80906  
(719) 475-0922

**Site Location Size and Zoning:**

The proposed Red Barn Trailers SITE is located on Lot 3, Block A, A Resubdivision of Lots 4 and 5, Block 1, "Clear View Industrial Park Filing No. 1" in Section 2, Township 15 South, Range 66 West of the 6<sup>th</sup> P.M., El Paso County, Colorado. The property is addressed as 4190 Hancock Expressway. The site is located on the west side of Hancock Expressway approximately 500 feet north of the intersection of Hancock Expressway and Bradley Road. The proposed site is 0.978 acres in size and having El Paso County Tax Schedule No. 65020-02-012. The property is currently vacant land that is zoned M CAD-O (Industrial).

**Request and Justification:**

The request is for Site Development Plan Approval of 4190 Hancock Expressway on Lot 3, Block A, A Resubdivision of Lots 4 and 5, Block 1, "Clear View Industrial Park Filing No. 1". The project will consist of one (1) building divided into three (3) separate spaces for automobile storage (garage), RV storage and a lease-able warehouse space having one story and paved access driveway, paved parking, gravel outdoor storage area, and landscaping.

**Access**

The access to this project is from the existing Hancock Expressway Frontage Road lying within a 50' ingress / egress right-of-way easement along the east 50' of the Lot. One access drive will connect the parking and storage area to the west side of said Frontage Road.

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

### **Parking**

Ten (10) parking spaces are provided for the proposed building including three (3) van accessible ADA spaces. Required parking was calculated to be 10 spaces considering 4,000 sf of vehicle storage, 2,000 sf of RV storage, and 4,000 sf warehouse for totals of 3 spaces for vehicle storage, 3 spaces for RV storage, and 4 spaces for warehouse. One space of the 3 spaces required for vehicle storage shall be located indoors in the vehicle storage area.

### **ADA Requirements**

The site is provided with the required number ADA parking spaces. A van accessible ADA space is included for each unit of the building since an ADA accessible route is not feasible due to the stair stepped nature of the building / parking areas. All dimensions, slopes, ramps and building access ways have been examined and are deemed compliant with the Department of Justice 2010 ADA Standards for Accessible Design.

### **Landscaping/Screening**

Currently, the site is covered in native grasses and weeds. A landscape plan is included in the project submittal. Landscaping shall include trees and shrubs along the west side of the Hancock Expressway Frontage Road. Planted areas with trees and shrubs are also located on the front (east) side of the building. Non-irrigated native grass will be planted in most the remaining portions of the site that are not to receive building, pavement or gravel storage areas. Proposed trees will provide screening from the adjacent roadways. No further screening is required. There is an Alternate Landscaping Request for this project. Due to the industrial zoning and use of the this site, the owner requests a waiver of the internal tree landscape requirement. The presence of required Internal Landscaping on the site would hinder the efficient and proper use of the property for which it is intended and zoned. All other landscape requirements are being met. The most visible portion of the site (the street frontage) is landscaped with trees and shrubs.

### **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 four edges of the site. Runoff from the impervious surfaces of the proposed site will flow to a small localized depression along the west edge of the site and be released at less than the historic rate into the adjacent Fountain Mutual Drainage Canal #4 as flows have done historically. A Final Drainage Report has been prepared as part of the submittal material for this application. Disturbance of the site shall be less than one (1) acre. The development of this site shall be in conformance with the drainage report. Drainage and Bridge Fees are are not assessed on Site Development Projects.

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

The site is contained within the service area of Security Water and Sanitation District which will provide water and sanitary sewer service. Construction Documents for the proposed building will be reviewed by the appropriate utility organizations.

### **Fire Protection**

Fire Protection is provided by the Security Fire Department. Water mains exist along the east side of the site and existing fire hydrants are located approximately 300' north and 200' south of the site. Construction Documents for the proposed building will be reviewed by PPRBD and the Fire District.

### **Traffic Impact**

Per the El Paso County Engineering Criteria Manual Appendix B Section B.1.2.D, No Traffic Impact Study is required since all seven(7) of the criteria are satisfied. (1 & 3) Three fifths of the proposed building shall be vehicle and RV long term storage / garages with the remainder serving as warehouse and outdoor storage. In general, this business is a low volume traffic generator and not expected to cause significant traffic trips in the vicinity of the site. (2) There are no proposed road intersections. (4) There is no proposed change in use associated with this development. (5) The development of this site will have negligible impact on the existing LOS of adjacent roadways. (6) No known safety problems exist in the immediate vicinity. (7)There is no change in land use.

Road Impact Fees apply to this development.

### **Existing and Proposed Facilities**

Water service will be extended from the existing water main in the Frontage Road and sanitary sewer service will be connected to an existing sewer main running through the site to the west. Construction Drawings for the buildings will be reviewed and approved by Pike Peak Regional Building Department.