

File Number
PPR-18-21

Updated Letter of Intent for Academy Village Filing #3

October 12, 2018

Current Owner: Peoples National Bank
5175 N Academy Blvd
Colorado Springs, CO 80918-4001

INCORRECT

Site Location: 13725 Struthers also know by the following legal description:
Lot 4 Academy Village Filing #2

INCORRECT

Tax Schedule Number: 7201401004

INCORRECT

Size of Parcel: 127,848 SF or 2.935 AC

INCORRECT

Request:

This LOI needs to be relative to the site dev plan for an office and the associated landscape waivers etc.. The site is platted already and recorded.

We are proposing to vacate the current platted lot known as 13725 Struthers with the intention of subdividing it into two lots, and re-plating it as such. The current and original owners, Peoples National Bank, purchased the lot upon completion of their building in 1999. The original concept plan Dated 10-29-1998 showed a proposed retail lot of 3,725 sf located on the Northern 1/3 Portion of the property. It is the current owners intention to Subdivide the lot and sell the new lot to Covington Properties, LLC, since it no longer has a desire to occupy said proposed retail space.

Covington Properties, LLC intends to purchase the newly formed lot from Peoples National bank with the intention of completing improvements in accordance with the 1998 Concept plan. One exception will be changing the use from Retail to Commercial Office space. The proposed building will use the original footprint as shown in the concept plan, and will conform to the look and style of existing properties. The structure will include 5,000 sf of office space with 2,475 being on the first floor and 2,475 being on the second floor. Additionally, there will be a 1,250 sf single story space at the North Rectangle of the property with the intended use to be storage. The re-plat will include a Use easement on 13725 Struthers to enable Covington Properties, LLC to have vehicle access to the East side of their structure.

That is not relative as the concept plan was not approved for a site dev plan

Size of parcel when divided: 30,884 SF or .709 AC

30,899 in legal description

No residential usage will occur

Commercial use: Size of building usage : 2787 SF Main level (Offices)
2411 SF Upper Level (Office)
749 SF Lower Level (Mechanical – Storage)
1017 SF Garage (Vehicle Storage)

Floor Area Ratio: 4238 SF leasable / 5198 SF gross 81.53 % Office usage Garage space –fully used for Vehicle. Basement – Non occupied storage and Mechanical



No Phasing will occur: A tenant finish for the first floor may occur in the future – no tenant is in place at this point

Development Commencement of improvements: will begin approximately 3 Months after Plat Recordation.

Water will be provided by: Donala Water and Sanitation
15850 Holbein Drive
Colorado Springs, Colorado 80921

Sewer will be provided by: Donala Water and Sanitation
15850 Holbein Drive
Colorado Springs, Colorado 80921

Use and density:

Building footprint:	3697 SF	--	11.9%
Parking :	8679 SF	--	28.1%
Sidewalks:	1977 SF	--	8.83%
Landscape area:	15778 SF	--	51.17%

This is not justification as to why yo can not meet the Code. There was not an approved SDP for this office bldg. Look at the waiver section of the LDC 7.3 & Alternative landscapeplan

Area of Landscaping: 15778 SF

In the current planning, the required landscape buffer will not be met and a waiver is requested for the following reasons:

1. Landscape was to match the previously approved site showing future Retail use and parking. The future retail plan was approved with the Bank plan.
2. The footprint for the previously approved Retail/Parking site is the same as the current proposed Office/Parking site.
3. The continuation of landscape is to be consistent with the existing Bank.
4. The office space usage of the building will not be detrimental to adjacent neighbors, as it will have less traffic impacts than the previously approved Retail use.
5. The proposed landscape plan will add trees and plantings, which in turn will create a buffer and an aesthetically pleasing lot.

Access will be provided: From existing drive access to Ban off of Struthers Road

Open space not including Parking is: 15778 SF or 51.17 % of lot

Building height: 31'-10"

Markup Summary

Callout (8)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 11/14/2018 1:38:11 PM
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Author: dsdparsons
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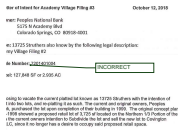
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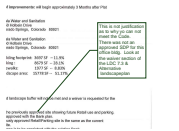
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Subject: Callout
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Date: 11/14/2018 1:39:03 PM
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INCORRECT



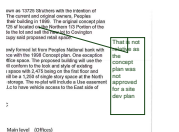
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Date: 11/14/2018 1:40:55 PM
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This is not justification as to why yo can not meet the Code. There was not an approved SDP for this office bldg. Look at the waiver section of the LDC 7.3 & Alternative landscapeplan



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Page Label: 1
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File Number PPR-18-21



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 11/14/2018 1:42:23 PM
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That is not relative as the concept plan was not approved for a site dev plan

Cloud+ (1)

30,899 sq ft commercial office space. The proposed changes will add the second floor to the existing structure. The total floor area of the building will be approximately 61,798 sq ft. The proposed changes will also include the addition of a new entrance on the second floor. The proposed changes will also include the addition of a new entrance on the second floor. The proposed changes will also include the addition of a new entrance on the second floor.

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Page Label: 1
Author: dsdrice
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30,899 in legal description

Highlight (1)

will be changing the use from that to Commercial Office space. The proposed changes will add the second floor to the existing structure. The total floor area of the building will be approximately 61,798 sq ft. The proposed changes will also include the addition of a new entrance on the second floor. The proposed changes will also include the addition of a new entrance on the second floor. The proposed changes will also include the addition of a new entrance on the second floor.

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