



File Number: PPR-18-21

Updated Letter of Intent for Academy Village Filing #3

December 19, 2018

Current Owner: Covington Properties, LLC
13725 Struthers Rd, Suite 201
Colorado Springs, CO 80921-2465

Site Location: 13737 Struthers Rd, also known by the following legal description:
Lot 2 Academy Village Filing #3

Tax Schedule Number: 72014-01-219

Size of Parcel: 30,899 SF or 0.709 AC

Request:

Covington Properties, LLC has purchased the newly formed lot from Peoples National Bank. Development of this lot is per the original 1998 Concept plan, now following up with a site specific Development 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 1,250sf single story space at the North Rectangle of the property with the intended use to be storage. The re-plat includes a Use easement on 13725 Struthers to enable Covington Properties, LLC to have vehicle access to the East side of the structure.

We are also requesting a waiver to reduce east side buffer from 15' to 10'. The justification includes:

1. The north boundary is 40' vs the required 15'.
2. The east buffer provides for 15 trees instead of the required 12 trees.
3. The parking is planted with all evergreens to increase screening between the different uses. This is 80% evergreen use vs the required 33%.

Size of parcel when divided: 30,899 SF or .709 AC

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 9 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%

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. The north boundary is 40' vs the required 15'.
2. The east buffer provides for 15 trees instead of the required 12 trees.
3. The parking is planted with all evergreens to increase screening between the different uses. This is 80% evergreen use vs the required 33%.

Access will be provided: From existing drive access to the Bank off of Struthers Road.

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

Building height: 31'-10"

Refer to Sheet SDP-1 for the following clouded changes:

1. Landscape setback note
2. Planting Plan note
3. 25' Separate Roadway note

Sincerely,

Larry W. Gilland