



August 5, 2020

PCD File No. PPR2015

**LETTER OF INTENT
XTRACTIONS OF COLORADO
(6275 Lake Shore Court)
Site Development Plan for Change of Use**

Owner:

Land Acquisition LLC
6472 S. Quebec Street
Englewood, CO 80111

Applicant:

Paulson Architects PC
4445 Northpark Drive, Suite 100
Colorado Springs, CO 80907
(719) 641-9210
Attn: Jack Paulson

Provide a buffer to screen headlights adjacent to lot 70
RS-6000 zone district - include details on landscape
plan and alternative plan in letter of intent.

Site Location Size and Zoning:

The project site is an existing platted lot described as Lot 1, Block 1, Sealy Subdivision No. 2 as recorded under reception number 1768783. The site is located in the north half of Section 6, Township 14 South, Range 65 West of the 6th P.M., El Paso County, Colorado. The property has El Paso County Tax Schedule No. 54062-04-034 and is currently a developed lot with address of 6275 Lake Shore Court. The site is located on the east end of the Lake Shore Court cul-de-sac bulb, connecting to Waynoka Road, east of Powers Boulevard and south of Constitution Avenue. The site is 7.900± acres in area and is zoned I-2 CAD-O (Limited Industrial, Commercial Airport Overlay). The site is adjacent to the Rock Island Railway Trail along the easterly side of the site with single family development located east of the trail. The southerly edge of the site is adjacent to the Cherokee Ridge Golf Course with a small amount of Single family residential development located south of the golf course property. Light Industrial development is adjacent to the site on the west and north sides of the site. Lake Shore Court also borders the site on a portion of the northern site boundary.

Request and Justification:

The request is for Site Development Plan Approval for an existing developed site due to change of use. There is no exterior building changes of site changes planned for this application. There is no existing development plan available in El Paso County files or records. This Site Development Plan application is triggered by a proposed change of use from the previous Sealy mattress spring factory to a proposed Manufacturing / Processing facility for hemp CBD oil extraction. The proposal is to allow the use of the existing building and site for the revised use and for approval of the submitted Site Development Plan. It is planned that the facility will operate with the existing building and site improvements in place for the immediate time; and then a building expansion or building addition will be implemented to satisfy the

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projected needs of the business. Future expansion plans will be addressed in a future Development Application.

The existing building is a total of 70,642 square feet in area. Light Manufacturing is an allowed use in the I-2 zone. No building or site additions are proposed for site as part of this application. However, remodeling is proposed for the building interior to suit the needs of the proposed adjustment in use. No changes are proposed for the existing site improvements, except as needed to comply with ADA requirements as shown on the Site Development Plan drawing. The proposed use is similar and complimentary to the existing adjacent development which includes warehouses, contractor office and yards, a governmental maintenance yard. The existing site has two access points onto the Lake Shore Court cul-de-sac, which are to remain. The existing site has more than adequate off-street parking spaces. Two additional accessible parking spaces will be designated on the site to comply with ADA regulations. The site features existing landscaping. The purpose of the Site Development Plan is to facilitate the use of the existing site for production of a hemp CBD oil from hemp product (no THC oil will be produced). The facility will provide beneficial product and create employment opportunities for El Paso County residents. This application meets the requirements of the Land Development Code and the Engineering Criteria Manual (ECM), except as noted below and as explained in the associated Requests for Administrative Relief.

Landscaping

An existing Landscape Plan is included in the Site Development Plan submittal showing all existing plantings and ground covers. There is a high level of landscape materials existing on the site and it is maintained in good order. However, this site was developed several years ago and it is not in total compliance with the Landscape Requirements of the current Land Development Code. Additional trees and shrubs would be required to meet the current code in the Landscape Setback, Parking, Internal Landscaping and Landscape buffers and Screen categories. The non-compliant elements are indicated on the existing Landscape Plan. A Request for Alternative Landscaping Design is submitted with this application to allow the existing landscaping to remain as-is until redevelopment and expansion of the facility on this property take place in the near future.

Access

Access to this project is from existing Lake Shore Court, a 60 ft. public right-of-way with paved surface, curb and gutter connecting to Waynoka Drive. The site has access from two points on the Lake Shore Court cul-de-sac bulb providing adequate and convenient access by facility users and emergency vehicles. No improvements are required in the public right-of-way.

Storm Drainage

The existing site is well drained to protect the structure and site improvements. There are no existing water quality or storm detention facilities on the site. This Site Development Plan and Development Application does not involve exterior building changes or any site disturbance. In the case of future building expansion or future site improvements, a new final Drainage Report will be filed to determine the need for future water quality treatment BMP's or storm detention.

Water, Sanitary Sewer, Electric and Gas Utilities

The site is an existing operational facility with existing utility services. The site is contained within the service area of Cherokee Metropolitan for water and sanitary sewer service. Colorado Springs Utilities serves the site with natural gas and electricity. Public Utility Mains exist in the adjacent streets and public utility easements.

Trash Removal

The site has no existing trash enclosure, which is typical of the industrial sites in the area. No trash is stored outside. Trash will be held in the warehouse and trash removal is accomplished by way of the overhead doors providing truck access to the facility. A trash enclosure is not required for this facility or use.

Fire Protection

Fire Protection is provided by Cimarron Hills Fire Protection District. The site is currently platted and the replat will not change the number of parcels or building sites. Fire hydrants exist on Lake Shore Court.

Traffic Impact

The approval of this Site Development Plan does not involve changes to the building or site improvements. The Site Development Plan will present no additional traffic impacts to the surrounding streets. It is estimated that this facility with the new use will have 20 full-time positions. Each vehicle entering and leaving the site constitutes two trips. The estimated total ADT (average daily traffic) for this site is 61 trips per day (Average weekday trips ends) with 10 trips in the peak hour based on 3.05 trips per employee (according to Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers). This project is not subject to road impact fees.

Existing and Proposed Facilities

The site requires no new facilities or public improvements.

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