

## Letter of Intent

To: El Paso County  
Community Development

From: Galloway & Company, Inc

Re: **PPR235 - Hope Physical Therapy-Parking Lot**

**Owner**  
**/Applicant:** **Thirteen Outlaws LLC**  
**6097 Leon Young Drive**  
**Colorado Springs, CO 80924**  
[adrian@hope4wellness.com](mailto:adrian@hope4wellness.com)  
**719.439.9263**

**Consultant:** **Galloway & Company Inc.**  
**1155 Kelly Johnson Blvd., Suite 305**  
**Colorado Springs, CO 80920**  
**Brynhildr Halsten, PLA**  
[brynhildrhalsten@gallowayus.com](mailto:brynhildrhalsten@gallowayus.com)  
**719.900.7220**

**PCD File:** **PPR235**

### **Site Details:**

TSN: 6323402020

Legal Description: LOT 14 BLK 15 PARK VISTA ESTATES ADD, EX THAT POR CONV TO CITY BY REC # 212104520

Address: 4815 Platinum Drive

Acreage: 17719sqft/0.41 acres

Zoning: CC CAD-O, Commercial Airport Overlay District

Current Use: Vacant



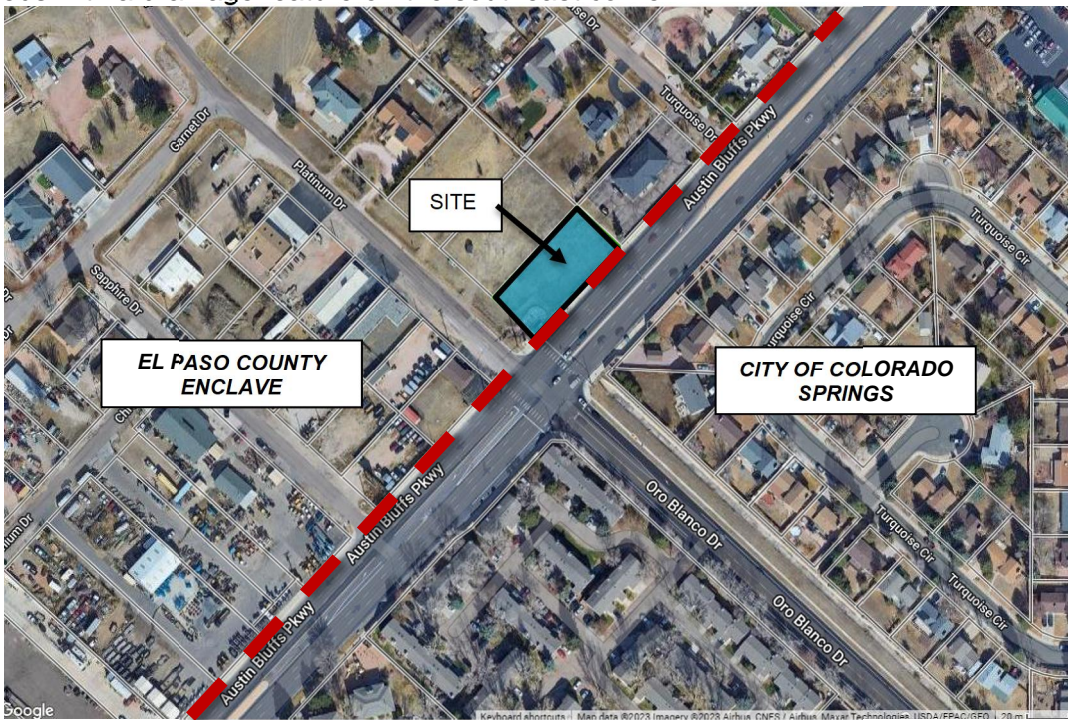
## REQUEST

Galloway on behalf of 13 Outlaws LLC requests approval of a Site Development Plan on approximately 0.41 Acres north of the intersection of Austin Bluffs Parkway and Platinum Drive. The Site Development Plan proposes a new parking lot (25 spaces) to support the operations of the adjacent Hope Physical Therapy office.

## SITE DESCRIPTION

### Location & Land Use

The Project is in an El Paso County enclave within Colorado Springs northwest of Austin Bluffs Parkway a divided, 6 lane road with commercial and residential uses and north of Platinum Drive. Hope Physical Therapy is located directly north, vacant residential west and a financial consultant firm to the south. The site is currently unoccupied and undeveloped. The property slopes from the northeast to the southwest. The site is native prairie grassland and weeds with a drainage feature on the southeast corner.



**Zoning:**

The property is zoned CC Commercial Community. The property directly northeast is zoned CC. Residential to the west is zoned RR-0.5. Parcels to the southwest are zoned C-2.



**PROJECT DESCRIPTION & CONTEXT**

This Site Development Plan is requested to facilitate the development of a parking lot to serve the adjacent physical therapy office. Both parcels are owned by Thirteen Outlaws LLC. Parking and circulation at the adjacent physical therapy office is not ideal and often near capacity. The subject property is currently vacant and surrounded by a mix of residential and commercial uses. A lighting plan has been provided with the Site Development Plan set. Overall site lighting includes 20' site/parking pole fixtures. All fixtures will be downcast. Landscape screening and buffering measures are proposed to enhance aesthetics and reduce visual impacts. Evergreen trees and shrubs are strategically placed to mitigate impacts from parked vehicle headlights to the residential neighborhood to the west and north. The development will meet all building setback and maximum lot coverage requirements as shown on the Site Development Plan Site Plan.

**DEFINITION OF PROPOSED USE AND SPECIFIC DEVELOPMENT STANDARDS**

Definition:

Parking Lots are permitted in the CC zone district, and are defined as:

*“An area, structure, or building used for the sole purpose of parking vehicles in legal operating condition, excluding recreational vehicles, and which is generally paved and striped for parking spaces.”*

Specific Development Standards:

While there are no specific development standards for parking lots, such uses are permitted in the CC zone district.

**UTILITIES**

Electric:

Electric provided by Colorado Springs Utilities will serve the proposed parking lot lighting.

Water:

No water service is anticipated for the intended parking lot use. Water for irrigation of proposed landscape is anticipated to be served by tap irrigation system from the main building on adjacent site.

Wastewater:

No wastewater service is anticipated for the intended parking lot use.

Natural Gas:

No natural gas service is anticipated for the intended parking lot use.

**ACCESS AND TRAFFIC**

Access:

Access to the parking lot is proposed off Platinum Drive (local) via a full movement access.

Fees

The Road Impact Fee will not be applicable to this project.

Traffic:

Per ECM Appendix B Section B.1.2.D no TIS is required if all of the criteria below are satisfied:

- 1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10;

*No residential or non-residential use is associated with this application. In practice the lot will likely serve the nearby Physical Therapy Office as overflow parking and is not affecting the actual demand of the neighboring use. Specific to this parking lot use no traffic generator is tied to the application and no nearby applications are in process that would affect trip generation to this site.*

- 2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways;

*No additional proposed roadway intersections are proposed on major collectors, arterials, or State Highways.*

- 3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends;

*This project represents no increase in trip generation because there is not an application in process increasing the intensity of nearby uses.*

- 4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property;

*No change in the type of traffic generated is proposed. The proposed vehicle traffic on site will be associated with the adjacent parcel Physical Therapy Office use.*

- 5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained;

*There is no forecasted increase in traffic generation from the proposed parking lot therefore it is anticipated to have no change on existing LOS on adjacent public roadways, accesses, and intersections.*

- 6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and

*None were identified at this time.*

- 7) there is no change of land use with access to a State Highway.

*No change of land use as well as no State Highway access to the site.*

## **PARKING**

The proposed parking lot is intended to provide additional parking options for the clients and employees of the adjacent physical therapy office. The current physical therapy parking lot on the adjacent parcel meets the minimum requirements for the use (13 spaces), however, the circulation and parking layout are not desirable. The property owner of both parcels anticipates the additional parking will improve operations by offering a more convenient parking alternative and allow for two additional ADA parking spaces within the physical therapy office north existing parking lot.

## **STORMWATER**

A Drainage Letter prepared by Galloway is included with this submittal. The analysis and design of the stormwater management system for this project was prepared in accordance with the criteria set forth in the City of Colorado Springs Drainage Criteria Manual (DCM) Volume 1 rev. January 2021 and Volume 2 rev. December 2020. Previously, all flows were captured by an existing pond located at the corner of Platinum Drive and Austin Bluffs Parkway. With the addition of the parking lot, some of the flows will now be conveyed by a concrete channel and will flow over riprap before flowing to the existing pond.

## **ENVIRONMENTAL**

### Wetlands & Floodplain:

There are no wetlands within the project boundaries. The site is located in Zone X (FEMA Floodplain Map No. 08041C0538G dated December 7, 2018), indicating the flood risk of the site is deemed by FEMA to be 'minimal'.

Wildlife:

In general, the site provides poor quality habitat for wildlife. The site is surrounded by urban development and has been previously disturbed and thus does not provide ideal habitat for wildlife species. Impact of development on potential wildlife habitat will be negligible and there are no known protected species on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species.

Wildfire:

The primary wildland fuel type is grassland. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed a moderate risk, as this area is currently undisturbed grassland. Development of the site will reduce available wildfire fuels in this area.

## **LANDSCAPE, BUFFERING & SCREENING**

Perimeter Landscape and Buffering:

Landscaping at the perimeter of the property is required based on proximity to right of way and adjacent residential zoning. An Alternative Landscape Plan is proposed for the required 15 foot buffer depth along the north boundary and a portion of the 25 foot landscape setback along Austin Bluffs Parkway. The landscape buffer depth reduction keeps the proposed access farther away from the intersection of Platinum Drive and Austin Bluffs Parkway. The tree buffer requirement of one tree per 25 feet of lot width and setback requirement of one tree per 20 feet of Austin Bluffs Parkway is provided.

Alternative Landscape Plan Review Criteria:

The PCD Director may approve landscaping that does not meet the specific requirements of Section 6.2.2 provided:

- The proposed landscaping meets the purpose of this Section

*The proposed 5 foot landscape buffer to adjacent vacant residential zoning includes a mix of upright evergreen trees (minimum 6 foot height at installation) that will meet the buffering purpose of Section 6.2.2 (D)(2) between non-residential and residential.*

*The proposed landscape setback reduction along Austin Bluffs Parkway results in some areas providing a 22 foot setback in lieu of the code required 25 feet. The adjacent existing and proposed landscaping however south and north of proposed parking lot along Austin Bluffs Parkway, which is to be retained, provides at a very minimum twenty-five (25) additional feet of provided ROW landscaping and in some instances +30 feet. Additionally, all plant requirements for the proposed setback are meeting or exceeding the general requirement for setbacks to compensate for the loss landscape area.*

- Promotes the concepts contained in the Landscape and Water Conservation Manual

*The proposed trees will be low water, native or adapted species that provide year round interest and buffering, supporting the concepts in the Landscape and Water Conservation Manual.*

- Provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section

*The proposed 5 foot landscape buffer provides an equivalent benefit to the 15 foot requirement by maintaining the visual screening and buffering intent of Section 6.2.2(D)(2) through a proposed mix of upright evergreen trees (minimum 6 foot height at installation).*

*The proposed reduction in portions of the landscape setback along Austin Bluffs Parkway provides an equivalent benefit to the 25 foot requirement by providing all plant requirements for the setback that meet or exceed the general requirement for setbacks to compensate for the loss landscape area.*

#### Parking Lot Landscaping:

Parking lots are required to be screened to a minimum height of 3' from view of adjacent roads and properties with differing land use. Two-thirds of the lot line with parking that abuts the street/differing land use must be screened. This screening is accomplished with trees and shrubs.

#### Internal Landscaping:

A minimum of 5% of the lot area is required to be landscaped, and include one tree per 500 square feet of required landscape area. With a development area of 17,736 sq ft, 887 sq ft must be landscaped, and must include 2 trees. A total of 7,264 sq ft of internal landscaped area is provided, comprised of 2 trees.

#### Screening:

Screening of parking lots from differing uses and public streets at a height of 3' is also required, and is accomplished with trees, shrubs and walls.

#### **Conclusion**

The Site Development Plan is harmonious and consistent with the surrounding land uses. The Proposed Development complies with the requirements of the zone district in which it is located, is consistent with the intent and purpose of the Zoning Code and is compatible with the land uses surrounding the site.

Please contact me at 719-900-7220 with any questions or comments.

Sincerely,  
**GALLOWAY**  
Brynhildr Halsten, PLA