

EL PASO COUNTY

COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission
 Brian Risley, Chair**

**FROM: Lindsay Darden, Planner II
 Daniel Torres, PE Engineer II
 Craig Dossey, Executive Director**

**RE: Project File #: PUD-20-003
 Project Name: Rolling Thunder Business Park PUD Amendment
 Parcel Nos.: 53111-01-001, 53111-01-002, 53111-01-003, 53111-01-004, 53111-01-005, 53111-01-006, 53111-01-007, 53111-01-008, 53111-01-014, 53111-01-013, 53111-01-012, 53111-01-011, 53111-01-015, and 53111-00-001**

| Applicant: | REPRESENTATIVE: |
|---|--|
| Brewing Ground Investments 9019 Royal Melbourne Circle Peyton, CO 80831 | Lisa Peterson Hammer's Construction 1411 Woolsey Heights Colorado Springs, CO 80915 |

Commissioner District: 2

| | |
|--|------------|
| Planning Commission Hearing Date: | 12/3/2020 |
| Board of County Commissioners Hearing Date | 12/22/2020 |

EXECUTIVE SUMMARY

A request by Brewing Ground Investments for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) to amend those permitted uses in the industrial portion of the PUD. The 12.36 acre property is included in the industrial portion of the Rolling Thunder PUD and is located at the

2880 INTERNATIONAL CIRCLE, SUITE 110
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
 FAX: (719) 520-6695

southeast corner of the East Woodman Road and Golden Sage Road intersection and within Section 11, Township 13 South, Range 65 West of the 6th P.M. The property is within the boundaries of the Falcon/Peyton Small Area Master Plan (2008).

The Falcon Highlands PUD is an overall zoning and conceptual PUD that was originally approved in 2000. In 2007, the Falcon Highlands PUD was amended to create a site specific PUD known as the Rolling Thunder Business Park which includes 5 acres of commercial land use and 12.42 acres of industrial land use. The proposed PUD amendment would modify the uses within the industrial portion of the Rolling Thunder Business Park PUD to permit “health club” as an allowed use (it is currently listed as a special use) on all lots within the industrial portion of the PUD and to add “bar and taproom” as an allowed use that is limited to Lot 1 only? of the Rolling Thunder Business Park. The applicant owns of Lot 1 of the Rolling Thunder Business Park. The industrial portion of the Rolling Thunder Business Park PUD consists of a total of 12 lots and one tract. The commercial portion of the PUD has not been platted. The other thirteen (13) property owners within the Rolling Thunder Business Park PUD are not signatory to the amendment but have been notified of the request as well as the public hearing dates.

A. REQUEST/MODIFICATIONS/AUTHORIZATION

Request: A request by Brewing Ground Investments for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) to amend those permitted uses in the industrial portion of the Falcon Highlands PUD.

Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard: There are no modification requests associated with this application.

Authorization to Sign: PUD Development Plan and any other documents required to finalize the approval.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria, as identified in Section 4.2.6.D of the El Paso County Land Development Code (2019), have been met to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere

with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;

- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
- The owner has authorized the application.

D. LOCATION

| | |
|--------------------------------------|--|
| North: RR-5 (Residential Rural) | Single Family Residential |
| South: City of Colorado Springs | Colorado Springs Utilities Electric Substation |
| East: PUD (Planned Unit Development) | Falcon Highlands Residential Subdivision |
| West: PUD (Planned Unit Development) | Agricultural Land |

E. BACKGROUND

The property was zoned A-4 (Agricultural) on September 20, 1965, when zoning was first established for this area of the County. In 2000, the property was rezoned to PUD with the approval of the Falcon Highlands PUD (PCD file no. PUD-00-012), a zoning and conceptual zoning PUD, which designated those land uses on the east side of Golden Sage Drive as industrial and west side of Golden Sage Drive as single family residential with minimum lot size of 5 acres. In 2007, a portion of the Falcon Highlands PUD was rezoned to create a site specific PUD known as the Rolling Thunder Business Park PUD (PCD file no. PUD-07-014). The area that was previously designated as industrial did not change; however, the area located on the west side of Golden Sage Road that was previously designated as single family residential was re-designated as commercial land use. In 2008, there was another amendment to the Falcon Highlands PUD (PCD file no. PUD-08-002) to revise the dimensional standards and permitted uses within the Rolling Thunder Business Park PUD. In 2007 a preliminary plan (PCD file no. SP-07-016) and a final plat (PCD File no. SF-07-019) were approved to create 13 lots and one tract. The commercial portion of the PUD is not platted.

The applicant has requested to amend the industrial portion of the Rolling Thunder Business Park PUD to allow “health club” as a permitted use for all lots (currently special use) and add “bar and taproom” as an allowed use limited to Lot 1. A finding of water sufficiency was made with the final plat on September 25, 2008. Due to concerns that the proposed brewery may be considered a change in water supply for the lot and/or subdivision, additional reports and analysis were provided by the applicant during the review process.

Section 8.4.7.E.1 of the Code specifies that a change in water supply may include:

“A change in the subdivision which would result in an increase in the amount of annual water demand exceeding 10%”

After review by the County Attorney’s office it was found that the proposed brewery use would not increase the annual water demand or the subdivision by more than 10% and would not be considered a change in water supply.

F. ANALYSIS

1. Land Development Code Analysis

The PUD development plan and development guidelines comply with Section 4.2.6 of the El Paso County Land Development Code (2019). When the original PUD for the Falcon Highlands PUD was approved in 2000 (PCD file no. PUD-00-012) and subsequently amended in 2007 to create the site specific Rolling Thunder Business Park PUD (PCD file no. PUD-07-014) and in 2008 (PCD file no. PUD-08-002) to amend specific provisions of the PUD, the BoCC found that the proposed PUD and the amendments met all of the approval criteria for the PUD. This request is limited to revising the allowed uses within the PUD; therefore, the staff analysis will focus solely on compatibility and potential impacts of those additional uses.

The industrial portion of the Rolling Thunder Business Park currently consists of 12 commercial lots and one tract. The existing established uses within the park include a gymnastics facility, several vehicle repair and auto-body businesses, and a warehouse and storage facility. An interior lot line vacation and site development plan for a new multi-tenant commercial structure is currently in review for Lots 2 and 3 of the Rolling Thunder Business Park. Lots 6, 7, 11, and 12 are vacant and undeveloped at this time.

The current PUD permits the following uses:

- Animal Day Care Facility
- Auction Facility
- Automobile and Boat Storage Yard
- Automotive Repair Garage
- Bakery, Wholesale
- Club
- Contractor’s Equipment Yard
- Emergency Facility, Private

- Emergency Facility, Public
- Equipment Rental
- Freight Terminal
- Gymnastics
- Heavy Equipment Sales
- Heavy Equipment Storage
- Human Service Shelter
- Light Industry
- Light Manufacturing
- Lumber Yard
- Mini-warehouse
- Museum
- Nursery, Retail
- Nursery, Wholesale
- Off Premise Sign
- Printing
- Proprietary School
- Recreational Vehicle and Boat Storage
- Religious Institution
- Repair Shop
- Studio
- Trailer Sales
- Truck and Recreational Vehicle Repair Garage
- Utilities
- Warehouse
- Wholesale Business

The current PUD allows for the following uses as a special use:

- Amusement Center, Indoor
- Amusement Center, Outdoor
- Automobile Sales
- Batch Plant, Temporary
- Bus Station
- Business and Event Center
- Car Wash
- Child Care Center (Limit 1)
- CRS Facility, Freestanding
- Educational Institution, Private
- Educational Institution, Public

- Financial Institution
- Health Club
- Hospital
- Hospital, Convalescent
- Hospital, Veterinary
- Kennel
- Laboratory
- Medical Clinic
- Mineral and Natural Resource Extraction Operations, Commercial
- Mining, Construction-related
- Night Club
- Office, General
- Parking Lot
- Retail Sales, General
- Theatre, Outdoor
- Tower, Commercial
- Wood Sales (Firewood)

The applicant is proposing to include a “health club” as a permitted use instead of a special use. A gymnastics facility is an allowed use within the PUD.

Section 1.15 of the Code defines a health club as follows:

“A structure or a portion thereof, including associated grounds and facilities, providing areas and equipment for the enhancement of a person’s physical conditioning, the use of which is typically limited to individuals holding membership and their guests”

The Code does not include a definition or separate use categorization for a gymnastics facility; therefore, the use would be included within the health club classification. Both uses offer training facilities that enhance a person’s physical conditioning and generally offer classes or individual training for a membership or per-class fee. The parking requirements for a gymnastics and health club use are anticipated to be similar and the required number of parking spaces would be calculated based on the size of the proposed facility. Because of the similarity between the health club use and the gymnastics facility uses, the applicant requests the PUD be amended to allow the health club use to be permitted within the industrial portion of the Rolling Thunder Business Park without the special use requirement. Due to the similarities in the existing permitted uses, staff does not anticipate a significant increase in impacts with adding the additional use.

The applicant is also proposing to add “bar and taproom” as a permitted use on Lot 1 of the Rolling Thunder Business Park. The most similar use to a bar or taproom that is permitted within the industrial portion of the Rolling Thunder Business Park is nightclub, which is permitted as a special use within the PUD.

Section 1.15 of the Code defines a nightclub as:

“A food service establishment operating a bar in conjunction with providing patron dancing or live, non-adult entertainment or a bar having an occupant load, as defined in the Building Code of 100 or greater. This would not include a piano bar having an occupant load of less than 100.”

Section 1.15 of the Code defines a bar as:

“An establishment serving alcoholic beverages as prescribed in C.R.S § 12-47-409 (beer and wine license) or C.R.S §12-47-412 (tavern license) of the Colorado Liquor Code and having an occupant load as defined in the building code of less than 100”

Based on the definitions above, a nightclub use includes a bar use; therefore, staff believes the existing PUD already allows for the use as a special use. Due to the similarities in the existing permitted uses, staff does not anticipate a significant increase in impacts with adding the additional use as a permitted use.

2. Zoning Compliance

The Rolling Thunder Business Park PUD Development Plan provides allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and it establishes landscaping requirements.

The proposed amendment to the Rolling Thunder Business Park PUD would revise the permitted uses that are allowed within the PUD but would not affect density, dimensional standards, maximum lot coverage, maximum building height or landscaping requirements for the PUD.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a

framework to tie together the more detailed sub-area elements of the County master plan. Relevant policies are as follows:

- Goal 5.1 - Maintain a land use environment which encourages quality economic development that is compatible with surrounding land uses.
- Policy 6.2.12- Ensure that proposed zone changes and/or use variances in established neighborhoods are of compatible scale and physical character.
- Policy 6.3.6' Where feasible, when compatible and service level issues have been addressed; smaller commercial, office and institutional uses should be allowed to locate within, or convenient to, the residential neighborhoods they serve or complement.

The industrial portion of the Rolling Thunder Business Park PUD currently consists of 12 commercial lots and one tract. The existing established uses within the park include a gymnastics facility, several vehicle repair and auto-body businesses, and a warehouse and storage facility. An interior lot line vacation and site development plan for a new multi-tenant commercial structure currently is in review for Lots 2 and 3 of the Rolling Thunder Business Park. Lots 6, 7, 11, and 12 are vacant and undeveloped at this time.

As discussed in detail in the Land Development Code Analysis section above, the PUD amendment proposes uses that are similar to uses that are already permitted within the industrial portion of the Rolling Thunder Business Park; therefore, a finding can be made that these uses will be compatible with the existing surrounding land uses. Because the proposed bar and taproom uses on Lot 1 will utilize the existing building, a change in the scale or physical character of that lot is not expected. Adding to the variety of uses within the Rolling Thunder Business Park PUD will support Policy 6.3.6 by providing uses that serve or complement the nearby residential development.

4. Small Area Plan Analysis

The Falcon Highlands PUD is located within the boundaries of the Falcon/Peyton Small Area Master Plan (2008). Applicable Goals and Policies are as follows:

- Goal 3.2.2 - Advocate for quality of life amenities that will bring jobs and tax base to the area.

- Goal 3.2.1 - Establish a variety of Primary Employers that will provide stable, diverse, well-paying employment opportunities for current and future residents of the planning area.

The Plan shows the subject property within an area designated as a growth node and activity corridor. Per the Plan, growth nodes would typically include industrial space, primary employment, traditional commercial services and public spaces. The proposed uses that are included in the Rolling Thunder Business Park PUD amendment request are included in the use categories listed above, will diversify the employment opportunities within the Rolling Thunder Business Park and could serve to bring jobs and an additional tax base to the Falcon/Peyton area. The proximity of Lot 1 of the Rolling Thunder Business Park to the residential portion of the Falcon Highlands PUD (0.27 mile) provides the amenity of a walkable destination and gathering space for the community. The proposed health club use will also provide a convenient amenity for physical fitness and person training in vicinity of the nearby residential development.

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

- Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.
- Policy 5.2.2 – Recognize the water supply challenges and limitations inherent in each of the regional planning areas, with particular emphasis placed on Regional Planning Area 3 (Falcon), as a result of current reliance on non-renewable Denver Basin wells and the renewable, but limited and over-appropriated, Upper Black Squirrel Creek alluvium.

The subject property is located within Region 3, the Falcon Area, which is anticipated to experience significant growth through 2060. Water and wastewater are provided by the Falcon Highlands Metropolitan District.

In year 2018, Region 3 had a water supply of 7,164-acre feet per year and a demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the projected demand is 6,403-acre feet. The 2060

water supply is projected to be 8,284-acre feet per year, whereas the demand is anticipated to be 8,307-acre feet per year. It should be emphasized that a potential shortage of water supplies for this region is expected as early as 2060.

A finding of water sufficiency was made with the final plat for the Rolling Thunder Business Park on September 25, 2008. Due to concerns that the proposed brewery may be considered a change in water supply for the lot and/or subdivision, additional reports and analysis were provided by the applicant during the review process. After review by the County Attorney's office it was found that the proposed brewery use would not exceed the water allocation for the subdivision and would not be considered a change in water supply.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. El Paso County Community Services Department, Environmental Division, was sent a referral for this project and has no outstanding issues.

The Master Plan for Mineral Extraction (1996) identifies upland deposits consisting of sand with silt and gravel in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, severed mineral rights exist; however, the mineral rights owner could not be located and there is not record of the mineral rights being reassigned.

Please see the Parks Section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation Section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

There are no hazards apparent within the subject property.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. El Paso County Community Services Department, Environmental Division, was sent a referral for this project and has no outstanding issues.

3. Floodplain

The property is not located within a defined floodplain as determined from the FEMA Flood Insurance Rate Map panel number 08041C0537G, dated December 7, 2018.

4. Drainage and Erosion

The property is located within the Sand Creek (FOFO4000) drainage basin which is a studied basin. Drainage and bridge fees are not assessed with PUD amendment requests. No public drainage improvements will be required as there are no anticipated drainage or erosion impacts identified with this request.

5. Transportation

The property is located on the southeast corner of Woodmen Road and Golden Sage Road. The property is accessed via Maltese Road, which is an existing private local roadway east of Golden Sage Road. Per the submitted traffic study, the site will generate 120 vehicle-trips on the average weekday. The traffic generated by the site is not anticipated to cause adverse impacts to the surrounding transportation network. The traffic study has identified that a sidewalk will need to be constructed along Golden Sage Road adjacent to the property to extend the existing sidewalk to Woodmen Road.

There are no improvements identified in the 2016 Major Transportation Corridor Plan (MTCP) in the immediate vicinity of the site.

In accordance with Resolution 19-472, this proposed PUD amendment will not be assessed any fees through the El Paso County Road Impact Fee program since the site is located within the boundaries of the Woodmen Road Metropolitan District. New construction is subject to payment of traffic impact fees to the District as reimbursement for roadway improvements previously constructed by the Woodmen Road Metropolitan District.

H. SERVICES

1. Water

Water is provided by the Falcon Highlands Metropolitan District. The District has provided a letter committing to serve the proposed development.

2. Sanitation

Wastewater is provided by the Falcon Highlands Metropolitan District. The District has provided a letter committing to serve the proposed development.

3. Emergency Services

The property is within the Falcon Fire Protection District. The District was sent a referral and responded to indicate that they have “no objections, concerns, or further comments”.

4. Utilities

Mountain View Electric Association provides electric service to the property and has provided a commitment letter indicating they will continue to serve the development.

5. Metropolitan Districts

The property is included in the Falcon Highlands Metropolitan District which will provide water and wastewater service to the subject property.

The property is also located within the boundaries of the Woodmen Road Metropolitan District. New construction is subject to payment of traffic impact fees to the District as reimbursement for roadway improvements that were previously constructed by the Woodmen Road Metropolitan District.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) application. The El Paso County Parks Master Plan (2013) does not depict any parks or trails in vicinity of the subject property.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a map amendment (rezoning) application.

I. APPLICABLE RESOLUTIONS

Approval Page 29 and 25
Disapproval Page 30 and 26

J. STATUS OF MAJOR ISSUES

There are no outstanding major issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to approving any site development plans for uses that are included in this PUD amendment.
4. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified thirteen (13) adjoining property owners including the property owners within the industrial portion of the Rolling Thunder PUD on November 16, 2020, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map

Letter of Intent

Development Plan

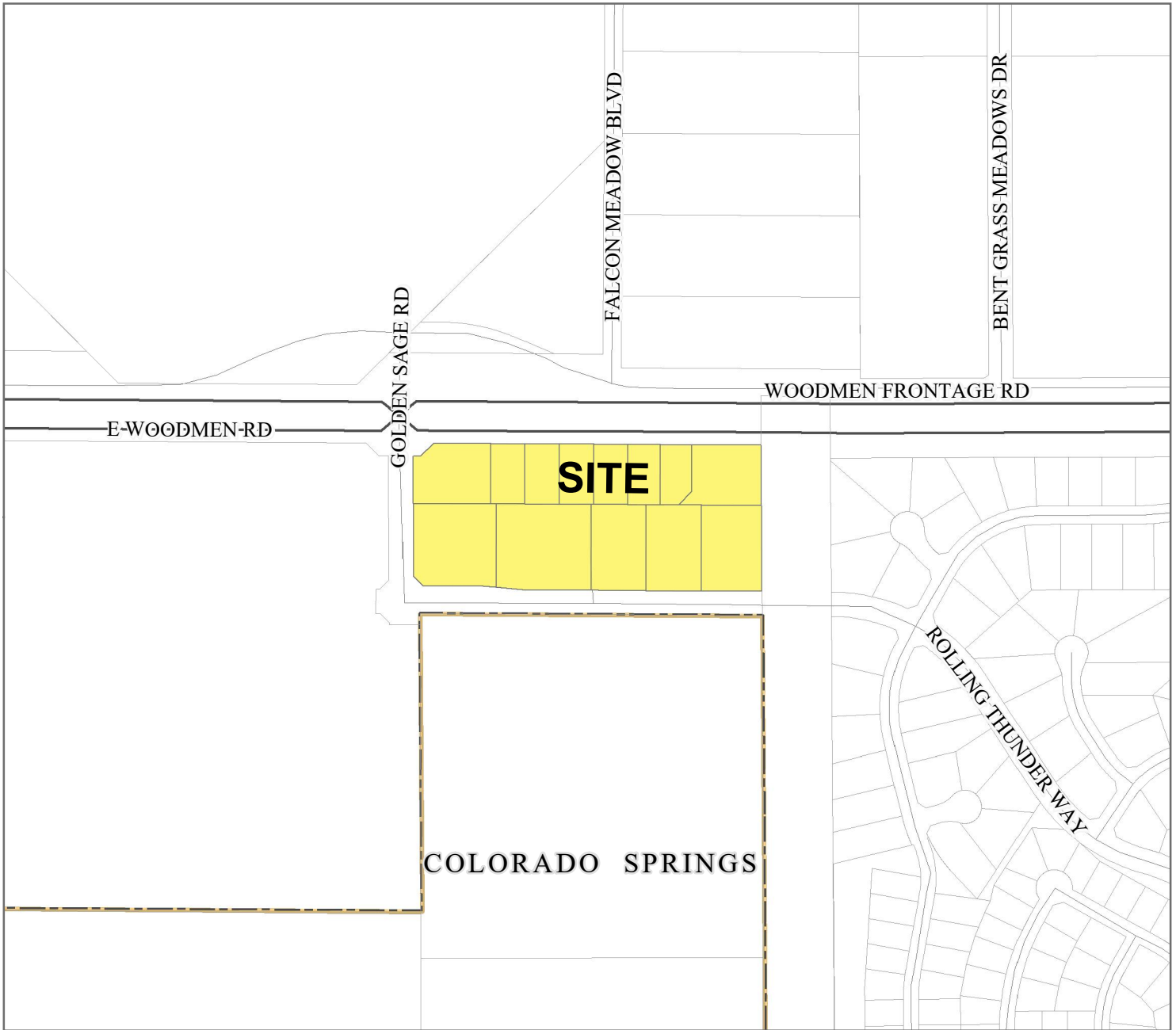
El Paso County Parcel Information

File Name: PUD-20-003

Zone Map No. --

Date: November 12, 2020

| PARCEL | NAME |
|------------|---------------------------------|
| 5311101003 | TIX JESSE R |
| 5311101004 | RTBP 4&5 LLC |
| 5311101005 | RTBP 4&5 LLC |
| 5311101006 | NEW DIRECTION IRA INC FBO |
| 5311101007 | NEW DIRECTION IRA INC FBO |
| 5311101008 | SANGAM LC |
| 5311101015 | KUHL INVESTORS LLC |
| 5311101011 | RUCKUS INVESTMENTS LLC |
| 5311101012 | TKJ LLC |
| 5311101013 | TKJ LLC |
| 5311101014 | FALCON HIGHLANDS METRO DISTRICT |
| 5311101001 | TENENIT INVESTMENT LLC |
| 5311101002 | TIX JESSE R |



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400
(719) 570-1599 | www.hammersconstruction.com

Specializing in Design/Build

Letter of Intent

PUD Amendment

Property Owner:

Tenent Investment, LLC
9019 Royal Melbourne Cir
Peyton, CO 80831

Contractor Information:

Hammers Construction
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Owner Representatives:

Elliot Smith – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

10610-16120 Maltese Point
Peyton, CO 80831
Lot Size: 1.11 acres
Zoned – PUD
Parcel number: 53111-01-001

Request and Justification

Requesting approval for a PUD Amendment at the property indicated above. The intent is to change the already included use of Health Club from a Special Use to an Allowed Use for all lots at Rolling Thunder Business Park. We would also like to add the use of Tap Room/Bar to the Allowed Uses for the property on Lot 1, located at 10610-10620 Maltese Point, exclusively. The owner is planning to install a brewery at this location (Lot 1) which is an approved use. Along with the brewery, the owner would like to include a tasting/bar area and tap room. These are not included in the original PUD guidelines and will need to be added to the Approved Uses for the owner's business. In addition, the owner would like to utilize different fitness type classes such as CrossFit, High Intensity Interval Training, Yoga, Cycling and Group Exercise. We feel these classes would fall under Health Club. Currently, Health Club is a Special Use, so revising it to Approved Use would allow and encompass the various classes. We feel this will be a good fit for the surrounding neighborhood as there are numerous residential homes in this area and not many commercial service type uses in close proximity of these neighbors. We expect that if these uses are approved, the new business will be well received by the community.

Existing and proposed facilities, structures and roads

The lot will be entered from Maltese Point. The space is currently vacant and classified as warehouse/storage. The site already has established parking, drive aisles and landscaping per El Paso County requirements. A 5,000 sf interior remodel is being proposed on the property indicated above. All utilities are existing therefore there will be no impact on the site or adjacent properties. Landscaping will be updated and existing dead/damaged trees and shrubs will be removed.



Master Plan and Policy Criteria

The original PUD application was approved, as it met the Approval Criteria for PUD Zoning, the El Paso County Water Master Plan, The El Paso County Policy Plan, and the Falcon/Peyton Small Area Plan.

LDC 4.2.6(D) Criteria for Approval of a PUD Zoning:

There is nothing extensive changing to the development or the exterior of the current building at Lot 1, so the Approval Criteria relating to location, buffering, preservation, open space, traffic, design and mineral rights are being met as previously determined when the development was originally planned and approved. Updating the uses allows a mixed-use business that follows trends and demand. There is currently no adult fitness venue or brewery type business close to neighboring customers, which could send revenue outside of the community.

This property is located on the outskirts of a residential development, but has easy access from Woodmen Road, keeping the main flow of traffic out of the neighborhood, but maintaining direct access from that residential area. Because it is located in an existing development, there is no added strain on streets or other resources. The change will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.

Several trees on the property have died, so the landscape is being updated to once again fall within the approved criteria. A revised Landscape Plan has been submitted separately and has been approved.

The subject property is suitable for the intended uses as it was formerly used for gymnastics, and being a warehouse, it is a typical location for a brewery. It is located in a growing area that will eventually have similar businesses situated in close proximity. We believe that in adding allowed uses to the development, we will continue to meet the purpose of the PUD by further facilitating a mix of uses within the area by providing a recreational, health and wellness, and a revenue generating business for the community, all in one facility.

El Paso County Water Master Plan:

The subject property is located in Regional Planning Area 3 and water is supplied by Falcon Highlands Metro District. Falcon Highlands gets its water from groundwater rights in the Denver Basin through Arapahoe and Laramie-Fox Hills aquifers (Policy 4.3.3).

FHMD recognizes the inadequate water supply to meet future demand. (Goal 1.1) There are currently 3 operational deep groundwater wells, and 2 undrilled tributary wells that have not been investigated for pumping capacity. Options are being explored to acquire renewable water supplies (Section 5). As such, improvements have been recommended to update systems for better monitoring, support conservation efforts, and to work with other water providers to maintain sustainability (Section 4).



Per a Technical Memorandum from JDS-Hydro, the water usage originally calculated for the entire subdivision was over-estimated compared to the actual usage of the currently developed lots. 10610 Maltese Point currently uses about 154,440 gal/yr. Adding the brewery would increase the water usage by about 62,400 gal/yr to a total of 216,840 gal/yr. Even if every lot was recalculated for the same usage as Lot 1 (2,385,240 gal/yr total for 11 lots), the overall yearly usage would still be significantly less than the 2,606,800 gal/yr, or 8 acre-feet, allotted in the Commitment Letter from Falcon Highlands Metropolitan District dated August 28, 2007.

Overall, and despite the future outlook of the FHMD water supply, the change of use in Rolling Thunder Business Park will not impact the the allotted and committed water usage that was previously approved.

El Paso County Policy Plan:

Rezoning to allow a bar/taproom and health club will adhere to several of the goals of the El Paso County Policy Plan.

Goal 5.1 *“Maintain a land use environment which encourages quality economic development that is compatible with surrounding land uses.”*

The currently vacant building is not generating revenue for the area at this time. The type of business we are asking to allow will draw not only the fitness minded consumers, but also bring in the liquor tax revenue from the brewery and tap room - all of which are strong draws to the Colorado lifestyle.

Policy 6.2.12 *“Ensure that proposed zone changes and/or use variances in established neighborhoods are of compatible scale and physical character.”*

The existing structure is within an established development. There is no change in scale or physical character, so it is maintaining its original, approved appearance for this location.

Policy 6.3.6 *“Where feasible, when compatible and service level issues have been addressed; smaller commercial, office and institutional uses should be allowed to locate within, or convenient to, the residential neighborhoods they serve or complement.”*

This will be a small establishment on both the health club and brewery sides. As previously stated, both are services conducive and convenient to the neighborhood residents.

Furthermore, the proposed change of use for this property will support the Falcon/Peyton Small Area Master Plan by providing a balance of lands uses (Goal 3.1) and by adding a trending but non-existent service in the Falcon/Peyton area. It will also support quality of life amenities (Goal 3.2) by allowing multi-faceted exercise options. The proposed changes of use will support the surrounding community economically and physically without adding any strain on public resources.

USE AREA DEVELOPMENT GUIDELINES:

C - COMMERCIAL (WEST PARCEL)
(REFERENCES LAND DEVELOPMENT ZONE CN (COMMERCIAL NEIGHBORHOOD DISTRICT))

A. PURPOSE: THIS DISTRICT IS INTENDED TO ACCOMMODATE NEIGHBORHOOD BUSINESSES THAT SERVE SURROUNDING RESIDENTIAL AREAS.

THIS AREA OF LAND SHALL BE LIMITED TO A MINIMUM OF 1 LOT AND A MAXIMUM OF 4 LOTS. MAXIMUM LOT SIZE IS 5 ACRES AND MINIMUM LOT SIZE IS 1 ACRE, THE REQUIRED LANDSCAPE BUFFER BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENTS WILL BE REQUIRED TO BE INSTALLED AS SOON AS THE ADJACENT RESIDENTIAL ZONE TO THE WEST BEGINS CONSTRUCTION. SIDEWALKS FOR THIS SITE WILL BE INCLUDED AT THE SITE DEVELOPMENT STAGE.

B. USES:

| USE | PARCEL |
|---|--------|
| AUCTION | T |
| BAKERY, RETAIL | X |
| BAR | X |
| BARBER/BEAUTY SHOP | X |
| BARBERSHOP | X |
| CAR WASH | X |
| CHILD CARE FACILITY | X |
| CHRISTMAS TREE SALES | T |
| COMB FACILITY, FREESTANDING | S |
| COMB FACILITY, FREESTANDING | S |
| COMMERCIAL OR RETAIL AS PART OF OVERALL SHOPPING CENTER | X |
| COMMUNITY BUILDING | X |
| CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICES, TEMPORARY | T |
| CONVENIENCE STORE | X |
| EDUCATIONAL INSTITUTION, PUBLIC | S |
| EMERGENCY FACILITY, PRIVATE | X |
| EMERGENCY FACILITY, PUBLIC | X |
| FINANCIAL INSTITUTION | S |
| FUNERAL HOME | S |
| GAS STATION | X |
| HEALTH CLUB | X |
| HOSPITAL, VETERINARY | S |
| HOSPITAL, VETERINARY | S |
| LAUNDRY/MAT | X |
| LIBRARY | X |
| LOBBY STORE | X |
| MEDICAL CLINIC | X |
| MUSEUM | S |
| NURSERY, RETAIL | X |
| OFFICE, GENERAL | S |
| PEDESTAL SALES | T |
| PUBLIC BUILDING, WAY OR SPACE | X |
| PUBLIC PARK AND OPEN SPACE | X |
| RELIGIOUS INSTITUTION | S |
| RESTAURANT | X |
| RETAIL SALES, GENERAL | X |
| SEASONAL PRODUCE SALES | T |
| STORE | X |
| STUDIO | X |
| UTILITIES | X |
| YARD SALES | T |
| WOOD SALES (FIREWOOD) | S |
| YARD SALES | T |
| BAR (APPROVED FOR LOT 1 ONLY) | X |
| TAPROOM (APPROVED FOR LOT 1 ONLY) | X |
| X - ALLOWED USE | |
| T - TEMPORARY USE | |

C. DEVELOPMENT REQUIREMENTS:

- MAXIMUM BUILDING HEIGHT: THIRTY FEET (30')
 - TO ARCHITECTURAL FEATURES OR OTHER APPURTENANCES THAT ARE USUALLY INSTALLED ABOVE THE ROOF LEVEL
 - BUILDING HEIGHT SHALL CONFORM TO EL PASO LAND DEVELOPMENT CODE AS AMENDED STANDARDS.
- MINIMUM SETBACK REQUIREMENTS:
 - FRONT YARD: TWENTY-FIVE FEET (25') ALONG PUBLIC ROADS AND TWENTY FEET (20') ALONG PRIVATE ROADS.
 - GASOLINE PUMPS AND CANOPIES SHALL BE AT LEAST FIFTEEN FEET (15') FROM THE FRONT PROPERTY LINE OR PUBLIC RIGHT-OF-WAY, EXCEPT WHERE THE LANDSCAPING REGULATIONS REQUIRE A GREATER SETBACK.
 - IF THE BUILDING IS ESTABLISHED AS OR CONVERTED TO CONDOMINIUM UNITS IN ACCORDANCE WITH CHAPTER 7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED, THE BUILDING AND LOT SHALL MEET THE MINIMUM LOT AREA AND SETBACKS, BUT THE INDIVIDUAL UNITS ARE NOT REQUIRED TO MEET THE MINIMUM LOT AREA, MAXIMUM LOT COVERAGE, OR SETBACK REQUIREMENTS.
 - SIDE AND REAR YARDS: SETBACK SHALL BE SET TO THE MOST RESTRICTIVE ADJACENT ZONING DISTRICT.
- PARKING LOT LIGHTING
 - TWENTY FEET (20') MAXIMUM HEIGHT
- FENCING
 - INDIVIDUAL SECURITY FENCING SHALL MEET APPROVAL OF POA AND EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
- SIGNS
 - SIGNS SHALL CONFORM TO SECTION 6.2.10 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
- LANDSCAPING SHALL FOLLOW THE CONCEPT LANDSCAPE PLAN AND AT A MINIMUM SHALL MEET THE EL PASO COUNTY LANDSCAPING REQUIREMENTS IN THE LAND DEVELOPMENT CODE AS AMENDED.

TRACT A -
THIS TRACT OF LAND SHALL BE MAINTAINED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.

- A. ALLOWED USES:
WATER TREATMENT TANK
DRAINAGE
PUBLIC UTILITY

I - INDUSTRIAL (EAST PARCEL)
(REFERENCES LAND DEVELOPMENT ZONE CS (COMMERCIAL SERVICE DISTRICT))

A. PURPOSE: THIS DISTRICT IS INTENDED TO ACCOMMODATE RETAIL, WHOLESALE OR SERVICE COMMERCIAL USES THAT SERVE THE GENERAL PUBLIC.

B. USES:

| USE | PARCEL |
|--|--------|
| AMUSEMENT CENTER, INDOOR | S |
| AMUSEMENT CENTER, OUTDOOR | S |
| ANIMAL DAY CARE FACILITY | X |
| AUCTION | T |
| AUCTION FACILITY | X |
| AUTOMOBILE AND BOAT STORAGE YARDS | X |
| AUTOMOBILE REPAIR GARAGE | X |
| AUTOMOBILE SALES | S |
| BAKERY, WHOLESALE | X |
| BATCH PLANT, TEMPORARY | S |
| BUS STATION | S |
| BUSINESS AND EVENT CENTER | S |
| CARWASH | S |
| CARNIVAL OR CIRCUS | T |
| CHILD CARE CENTER (LIMIT 1) | T |
| CHRISTMAS TREE SALES | T |
| CLUB | X |
| CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICES, TEMPORARY | T |
| CONTRACTORS EQUIPMENT YARD | X |
| CRS FACILITY, FREESTANDING | S |
| EDUCATIONAL INSTITUTION, PRIVATE | S |
| EDUCATIONAL INSTITUTION, PUBLIC | S |
| EMERGENCY FACILITY, PRIVATE | X |
| EMERGENCY FACILITY, PUBLIC | X |
| EQUIPMENT RENTAL | X |
| FINANCIAL INSTITUTION | S |
| FIREWORK SALES | T |
| FREIGHT TERMINAL | X |
| GYMNASIUM | X |
| HEALTH CLUB | X |
| HEAVY EQUIPMENT SALES | X |
| HEAVY EQUIPMENT STORAGE | X |
| HOSPITAL | S |
| HOSPITAL, CONValesCENT | S |
| HOSPITAL, VETERINARY | S |
| HOSPITAL, VETERINARY | S |
| HUMAN SERVICE SHELTER | X |
| KENNEL | S |
| LABORATORY | S |
| LIGHT INDUSTRY | X |
| LIGHT MANUFACTURING | X |
| LUMBER YARD | X |
| MEDICAL CLINIC | S |
| MINERAL AND NATURAL RESOURCE EXTRACTION OPERATIONS, COMMERCIAL | S |
| MINI-WAREHOUSE | X |
| MINING, CONSTRUCTION-RELATED | X |
| MUSEUM | X |
| NIGHT CLUB | S |
| NURSERY, RETAIL | X |
| NURSERY, WHOLESALE | X |
| OFF PREMISE SIGN | X |
| OFFICE, GENERAL | S |
| PARKING LOT | T |
| PEDDLER SALES | T |
| PRINTING | X |
| PROPRIETARY SCHOOL | X |
| RECREATIONAL VEHICLE AND BOAT STORAGE | X |
| RELIGIOUS INSTITUTION | X |
| REPAIR SHOP | X |
| RETAIL SALES, GENERAL | S |
| SEASONAL PRODUCE SALES | T |
| STUDIO | X |
| THEATRE, OUTDOOR | S |
| TOWER, COMMERCIAL | S |
| TRAILER SALES | X |
| TRUCK AND RECREATIONAL VEHICLE REPAIR GARAGE | X |
| UTILITIES | X |
| WAREHOUSE | X |
| WHOLESALE BUSINESS | X |
| WOOD SALES (FIREWOOD) | S |
| YARD SALES | T |
| BAR (APPROVED FOR LOT 1 ONLY) | X |
| TAPROOM (APPROVED FOR LOT 1 ONLY) | X |
| X - ALLOWED USE | |
| T - TEMPORARY USE | |

C. DEVELOPMENT REQUIREMENTS:

- MAXIMUM BUILDING HEIGHT: FORTY-FIVE FEET (45')
 - TO ARCHITECTURAL FEATURES OR OTHER APPURTENANCES THAT ARE USUALLY INSTALLED ABOVE THE ROOF LEVEL
 - BUILDING HEIGHT SHALL CONFORM TO EL PASO LAND DEVELOPMENT CODE AS AMENDED STANDARDS.
 - MINIMUM LOT AREA: NONE
 - MINIMUM SETBACK REQUIREMENTS:
 - FRONT YARD: TWENTY-FIVE FEET (25') ALONG ANY PUBLIC ROAD AND TWENTY FEET (20') ALONG ANY PRIVATE ROAD.
 - THE MINIMUM SETBACK IS TWENTY-FIVE FEET (25') FROM THE PERIMETER BOUNDARY OF THE DISTRICT, BUT NO MINIMUM SETBACK IS REQUIRED FROM ANY INTERNAL SIDE OR REAR LOT LINE WITHIN THE SAME DISTRICT.
 - TEMPORARY USES SHALL BE SETBACK AT LEAST TWENTY-FIVE FEET (25') FROM ALL PROPERTY LINES AND ONE HUNDRED FEET (100') FROM RESIDENTIAL ZONING DISTRICTS.
 - IF THE BUILDING IS ESTABLISHED AS OR CONVERTED TO CONDOMINIUM UNITS IN ACCORDANCE WITH CHAPTER 7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED, THE BUILDING AND LOT SHALL MEET THE MINIMUM LOT AREA AND SETBACKS, BUT THE INDIVIDUAL UNITS ARE NOT REQUIRED TO MEET THE MINIMUM LOT AREA, MAXIMUM LOT COVERAGE, OR SETBACK REQUIREMENTS.
 - SIDE AND REAR YARDS: ZERO FEET (0')
 - THE MINIMUM SETBACK IS TWENTY-FIVE FEET (25') FROM THE PERIMETER BOUNDARY OF THE DISTRICT, BUT NO MINIMUM SETBACK IS REQUIRED FROM ANY INTERNAL SIDE OR REAR LOT LINE WITHIN THE SAME DISTRICT.
 - TEMPORARY USES SHALL BE SETBACK AT LEAST TWENTY-FIVE FEET (25') FROM ALL PROPERTY LINES AND ONE HUNDRED FEET (100') FROM RESIDENTIAL ZONING DISTRICTS.
 - IF THE BUILDING IS ESTABLISHED AS OR CONVERTED TO CONDOMINIUM UNITS IN ACCORDANCE WITH CHAPTER 7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED, THE BUILDING AND LOT SHALL MEET THE MINIMUM LOT AREA AND SETBACKS, BUT THE INDIVIDUAL UNITS ARE NOT REQUIRED TO MEET THE MINIMUM LOT AREA, MAXIMUM LOT COVERAGE, OR SETBACK REQUIREMENTS.
 - PARKING LOT LIGHTING
 - TWENTY FEET (20') MAXIMUM HEIGHT
 - ALL WALL PACK, UPWARD AND SIGN LIGHTING SHALL NOT IMPACT ADJACENT PROPERTIES.
 - FENCING
 - INDIVIDUAL SECURITY FENCING SHALL MEET APPROVAL OF POA AND EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
 - FOR OUTSIDE STORAGE, OPAQUE FENCING WILL BE REQUIRED. FENCE MATERIAL SHALL MEET APPROVAL OF POA AND EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
 - SIGNS
 - SIGNS SHALL CONFORM TO SECTION 6.2.10 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
 - VEHICLE/BOAT STORAGE SHALL BE SUBJECT TO ADDITIONAL REQUIREMENTS CONTAINED IN COUNTY DEVELOPMENT STANDARDS.
 - MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT:

| LOT | BUILDING SIZE | BUILDING COVERAGE |
|-----|---------------|-------------------|
| 1 | 10,000 SF | 20.66% |
| 2 | 6,000 SF | 27.13% |
| 3 | 6,000 SF | 27.13% |
| 4 | 5,000 SF | 22.61% |
| 5 | 5,000 SF | 22.61% |
| 6 | 6,000 SF | 27.13% |
| 7 | 6,000 SF | 27.13% |
| 8 | 10,000 SF | 21.77% |
| 9 | 10,000 SF | 25.19% |
| 10 | 7,000 SF | 20.92% |
| 11 | 14,973 SF | 17.18% |
| 12 | 10,000 SF | 19.66% |
| 13 | 10,000 SF | 19.66% |
- AVERAGE STRUCTURAL LOT COVERAGE: 21.84%
MAXIMUM OVERALL STRUCTURAL LOT COVERAGE: 25%
BUILDING SIZE IS BASED ON OVERALL CONCEPTUAL LAYOUTS OF LOTS.
- LANDSCAPING SHALL FOLLOW THE CONCEPT LANDSCAPE PLAN AND AT A MINIMUM SHALL MEET THE EL PASO COUNTY LANDSCAPING REQUIREMENTS IN THE LAND DEVELOPMENT CODE AS AMENDED.

| REVISIONS: | | |
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| NO. | DESCRIPTION | DATE |
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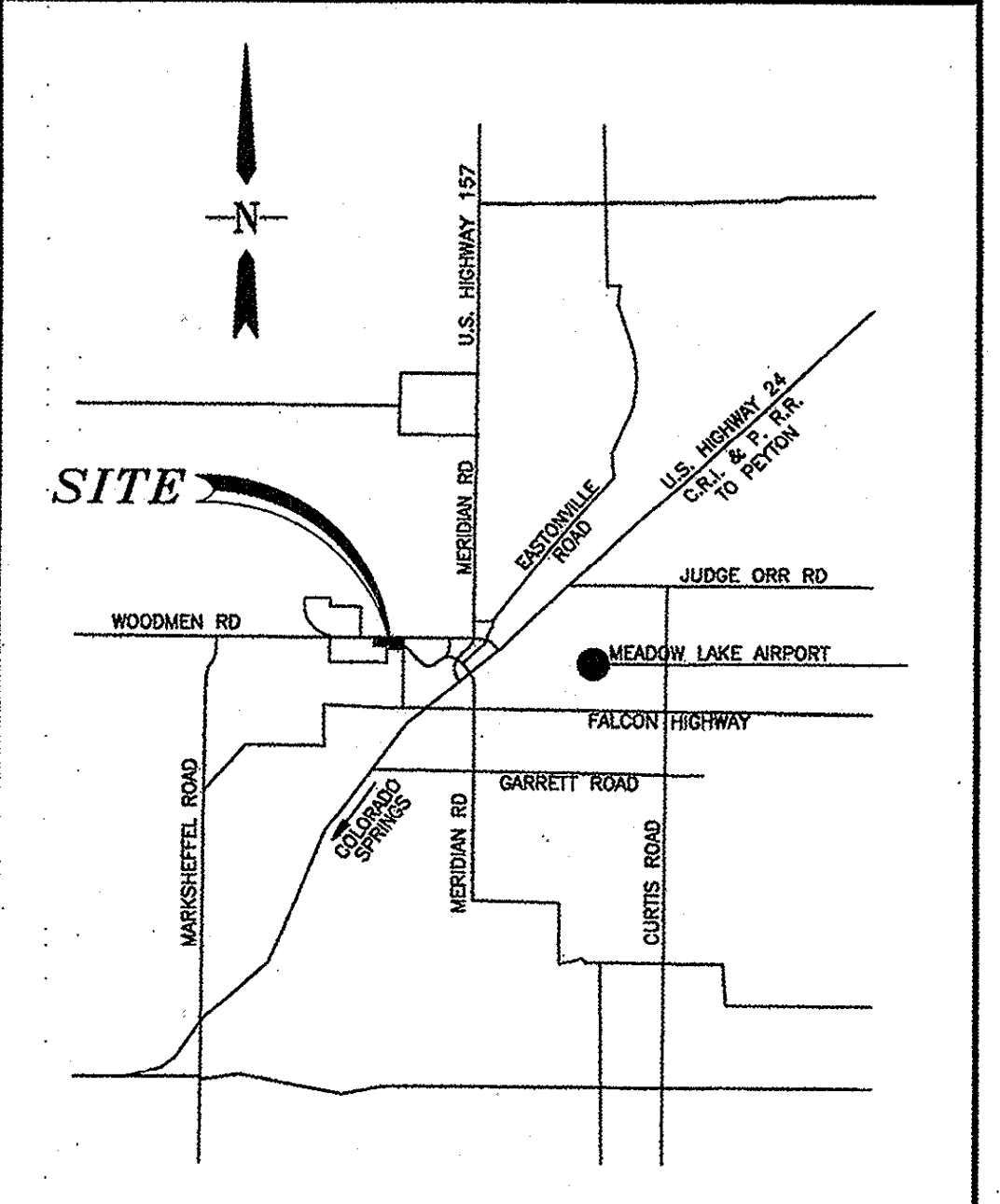
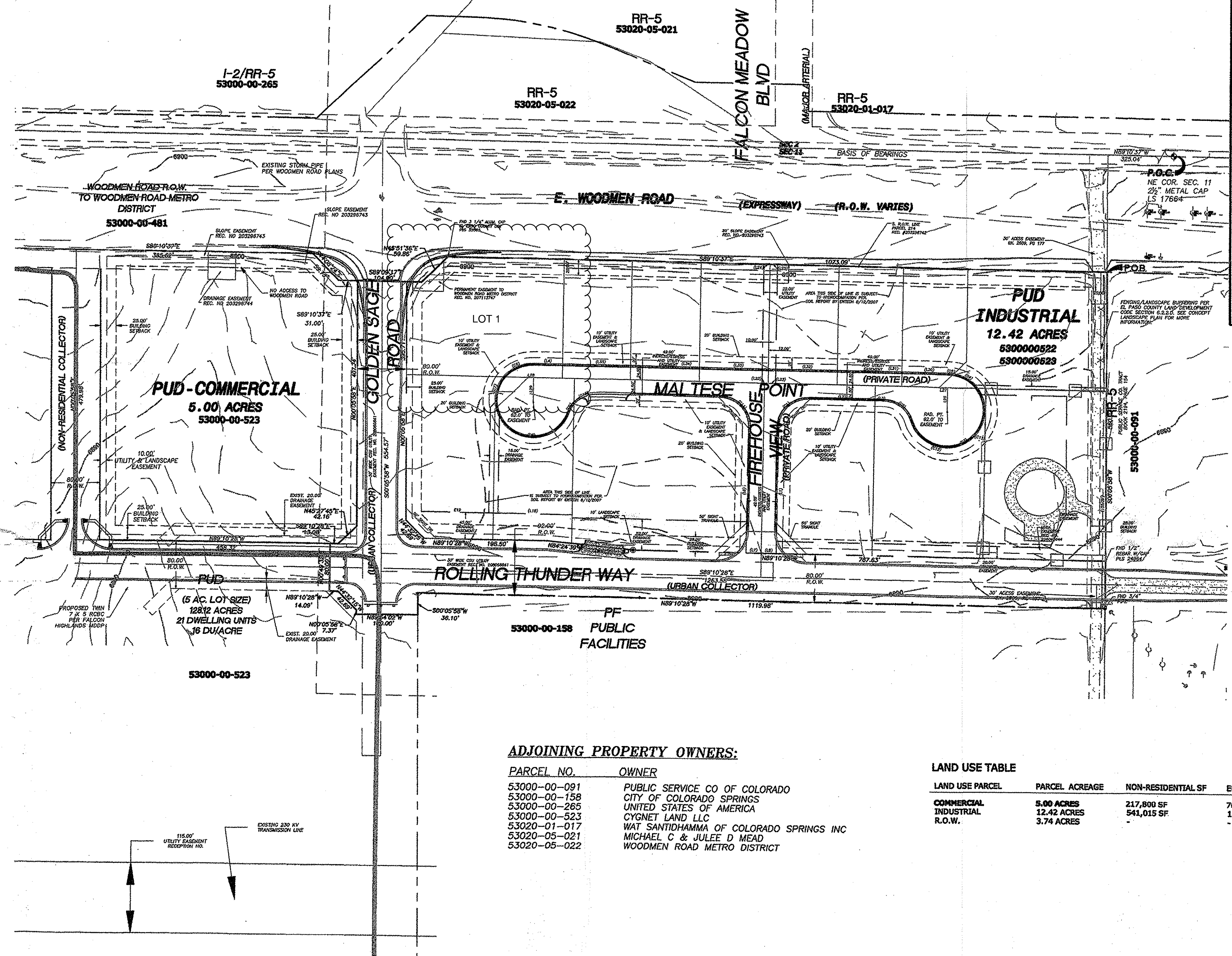
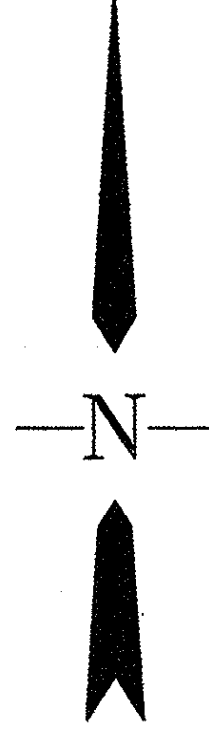
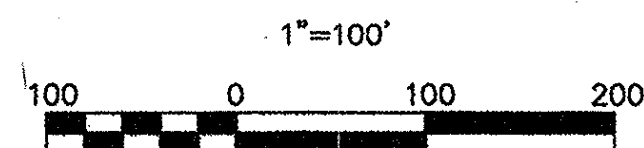
ENGINEER:
DESIGNED BY: _____ DATE: _____
DRAWN BY: _____ DATE: _____
CHECKED BY: _____ DATE: _____

PROJECT ROLLING THUNDER BUSINESS PARK
SHEET TITLE DEVELOPMENT GUIDELINES
FROM n/a TO n/a
JOB NO. _____ SHEET 2 OF 6

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L26 | N00°49'29"E | 210.03' |
| L27 | S89°10'31"W | 13.45' |
| L28 | N89°10'31"E | 6.39' |
| L29 | N00°49'29"E | 37.49' |

| LINE | BEARING | LENGTH |
|-------|-------------|---------|
| (L1) | S00°49'29"E | 210.03' |
| (L2) | N89°10'31"W | 107.50' |
| (L3) | N89°10'31"W | 13.23' |
| (L4) | N89°10'31"W | 47.64' |
| (L5) | N89°10'31"W | 199.97' |
| (L6) | N00°49'29"E | 210.03' |
| (L7) | S89°10'28"E | 24.50' |
| (L8) | S89°10'28"E | 24.50' |
| (L9) | S75°36'56"E | 23.94' |
| (L10) | S00°49'32"W | 181.74' |
| (L11) | S89°10'28"E | 42.93' |
| (L12) | N39°54'44"E | 41.63' |
| (L13) | N32°41'28"E | 120.71' |
| (L14) | S89°10'28"E | 53.00' |
| (L15) | S75°36'56"E | 16.50' |
| (L16) | S00°49'32"W | 195.07' |
| (L17) | N89°10'28"W | 285.50' |
| (L18) | N89°10'28"W | 128.75' |
| (L19) | N89°10'28"W | 106.98' |
| (L20) | N00°05'58"E | 225.54' |
| (L21) | N00°05'58"E | 166.01' |
| (L22) | S89°10'31"E | 10.00' |
| (L23) | S89°10'31"E | 12.00' |
| (L24) | S89°10'37"E | 10.00' |
| (L25) | S89°10'37"E | 12.00' |
| (L30) | S89°10'31"E | 73.88' |
| (L31) | S89°10'31"E | 104.71' |
| (L32) | S89°10'31"E | 112.00' |
| (L33) | S89°10'31"E | 112.00' |
| (L34) | S89°10'31"E | 112.00' |
| (L35) | S89°10'31"E | 112.00' |

| CURVE | DELTA | RADIUS | LENGTH |
|-------|------------|--------|---------|
| (C1) | 90°00'00" | 48.00' | 75.40' |
| (C2) | 71°26'36" | 48.00' | 59.85' |
| (C3) | 198°39'10" | 62.00' | 214.96' |
| (C4) | 43°31'10" | 62.00' | 47.45' |
| (C5) | 94°27'02" | 62.00' | 115.59' |
| (C6) | 51°57'59" | 62.00' | 56.23' |
| (C7) | 60°39'10" | 62.00' | 54.81' |
| (C8) | 148°00'02" | 62.00' | 160.15' |
| (C9) | 20°00'30" | 48.00' | 16.76' |
| (C10) | 81°28'07" | 48.00' | 43.09' |
| (C11) | 90°00'00" | 48.00' | 75.40' |
| (C12) | 113°23'57" | 62.00' | 122.71' |
| (C13) | 10°36'00" | 62.00' | 11.47' |



VICINITY MAP
N.T.S.

ADJOINING PROPERTY OWNERS:

| PARCEL NO. | OWNER |
|--------------|---|
| 53000-00-091 | PUBLIC SERVICE CO OF COLORADO |
| 53000-00-158 | CITY OF COLORADO SPRINGS |
| 53000-00-205 | UNITED STATES OF AMERICA |
| 53000-00-523 | CYGNET LAND LLC |
| 53020-01-017 | WAT SANTIDHAMMA OF COLORADO SPRINGS INC |
| 53020-05-021 | MICHAEL C & JULEE D MEAD |
| 53020-05-022 | WOODMEN ROAD METRO DISTRICT |

LAND USE TABLE

| LAND USE PARCEL | PARCEL ACREAGE | NON-RESIDENTIAL SF | EMPLOYEES |
|-----------------|----------------|--------------------|-----------|
| COMMERCIAL | 5.00 ACRES | 217,800 SF | 70 |
| INDUSTRIAL | 12.42 ACRES | 541,015 SF | 175 |
| R.O.W. | 3.74 ACRES | | |

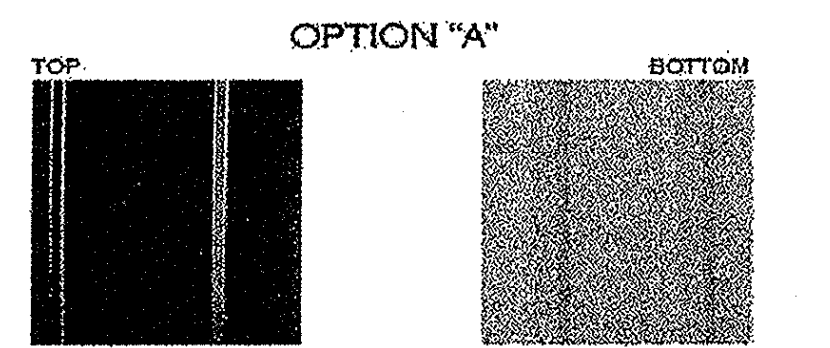
| REVISIONS: | | |
|------------|-------------|------|
| NO. | DESCRIPTION | DATE |
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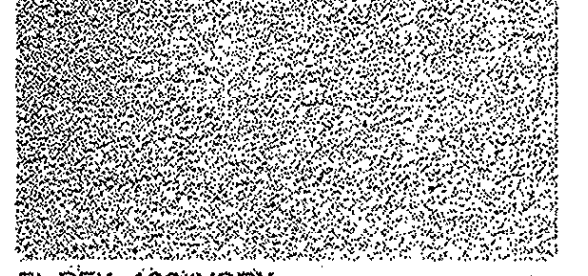
ENGINEER:
DESIGNED BY: _____ DATE: _____
DRAWN BY: _____ DATE: _____
CHECKED BY: _____ DATE: _____

PROJECT: FALCON HIGHLANDS PUD AMENDMENT
SHEET TITLE: PUD DEVELOPMENT PLAN
FROM: n/a TO: n/a
JOB NO. _____ SHEET 3 OF 6

BUILDING COLORS SCHEME



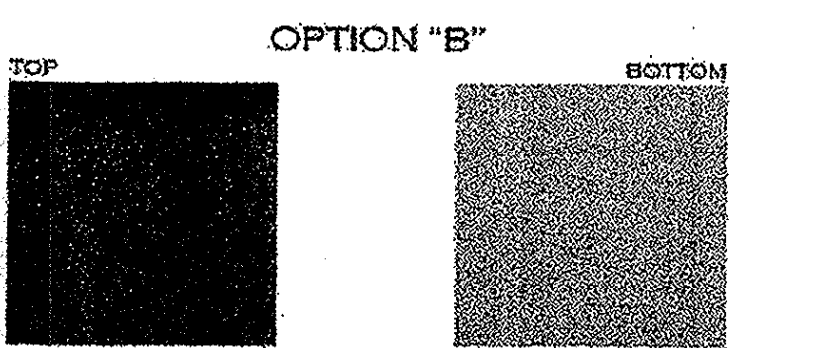
OPTION "A"
 TOP: METALLIC-FERN GREEN (EG), NUCOR-EVERGREEN (EG), CLASSIC GREEN (CG)
 BOTTOM: METALLIC-LIGHTSTONE (LS), NUCOR-LIGHTSTONE (LS), ALMOND (AL)



EL REY - 129 IVORY



SUNSET STONE - LEDGE STONE - WOLF CREEK



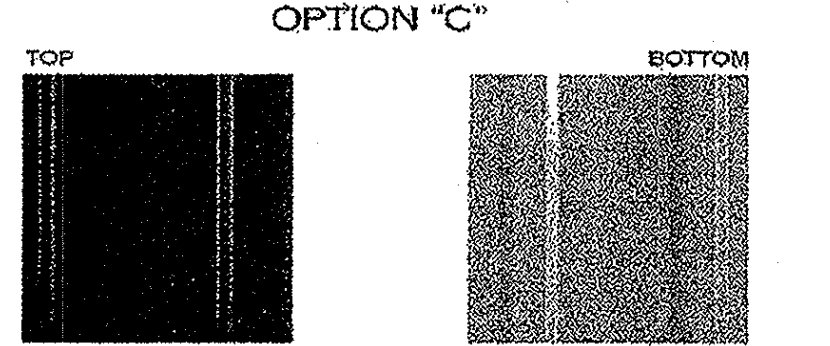
OPTION "B"
 TOP: METALLIC-RUSTIC RED (BR), NUCOR-BRICK RED (BR)
 BOTTOM: METALLIC-SADDLE TAN (SB), NUCOR-SAGERBRUSH TAN (SB)



EL REY - 114 DESERT ROSE



SUNSET STONE - COBBLE/LEDGE STONE - CHEYENNE



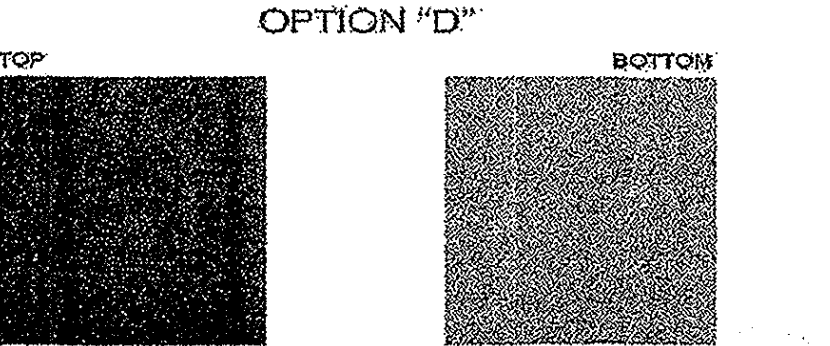
OPTION "C"
 TOP: METALLIC-CHARCOAL GRAY (FG), NUCOR-FOX GRAY (FG), SLATE GRAY (SG)
 BOTTOM: METALLIC-ASH GRAY (PW), NUCOR-POLAR WHITE (PW), ALMOND (AL)



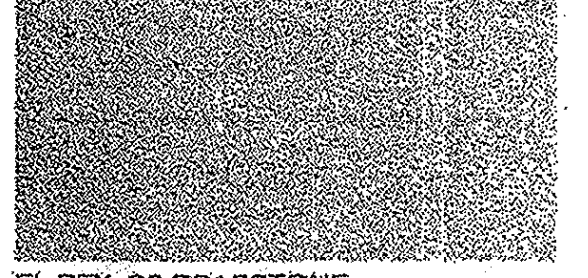
EL REY - 100 COLONIAL WHITE



SUNSET STONE - LEDGE/FIELD STONE - NATURAL



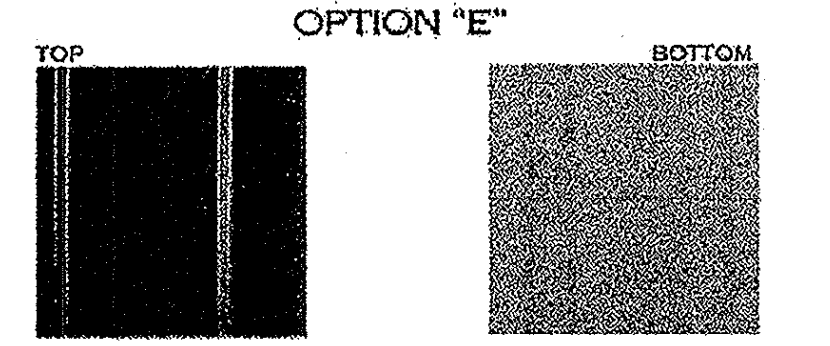
OPTION "D"
 TOP: METALLIC-DESERT SAND (SB), NUCOR-SAGERBRUSH TAN (SB), BROWNSTONE (BN)
 BOTTOM: METALLIC-LIGHTSTONE (LS), NUCOR-LIGHTSTONE (LS), ALMOND (AL)



EL REY - 30 SOAPSTONE



SUNSET STONE - LEDGE STONE - UTAH RED



OPTION "E"
 TOP: METALLIC-FERN GREEN (EG), NUCOR-EVERGREEN (EG), CLASSIC GREEN (CG)
 BOTTOM: METALLIC-SADDLE TAN (SB), NUCOR-SAGERBRUSH TAN (SB)



EL REY - 106 BUCKSKIN

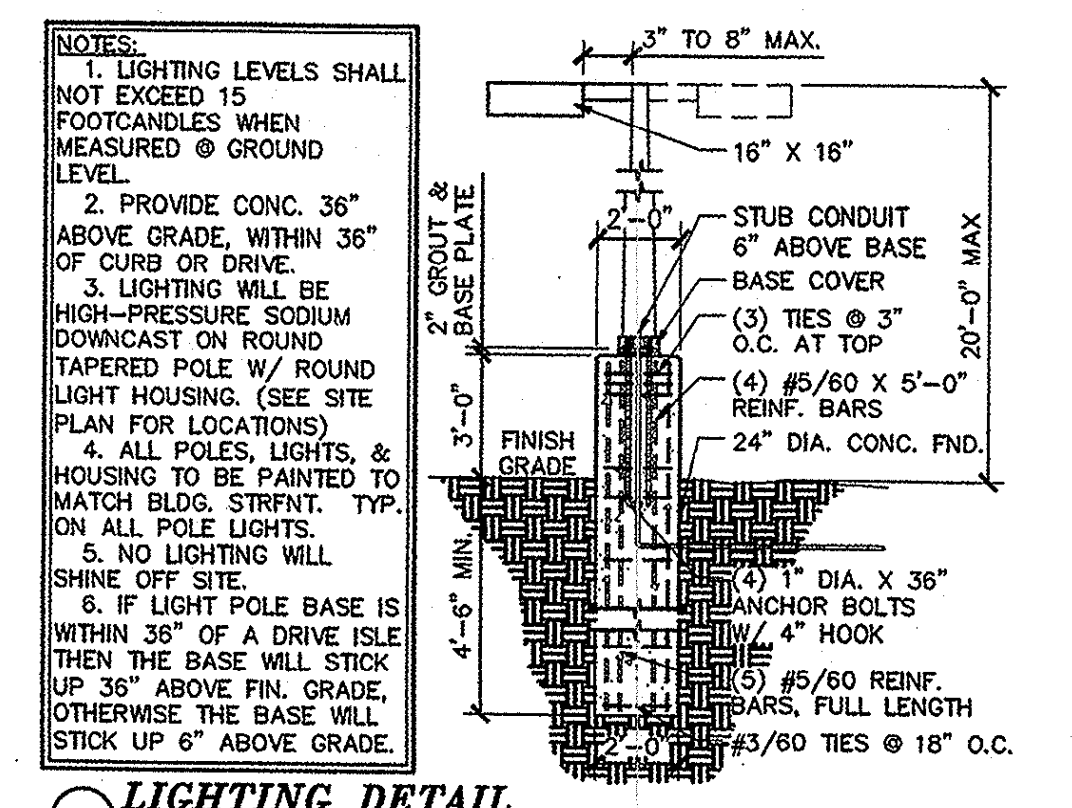


SUNSET STONE - LEDGE STONE - COUNTRY



ARCHITECTURAL DESIGN GUIDELINES:

- A. PURPOSE**
- THESE STANDARDS ARE NOT INTENDED TO BE A STAND-ALONE DOCUMENT, NOR AN EXHAUSTIVE ANALYSIS OF EVERY POSSIBLE SITUATION. THESE GUIDELINES ARE INTENDED TO SUPPLEMENT THE APPROVED STANDARDS CONTAINED IN THE EL PASO COUNTY LAND DEVELOPMENT CODE.
 - THE DESIGN REVIEW PROCESS, ALONG WITH THIS DOCUMENT, DEFINE A LEVEL OF QUALITY FOR COMMERCIAL AND INDUSTRIAL PROJECTS WITHIN THE SUBJECT PROPERTY. THE LEVEL OF QUALITY DEFINED HEREIN IS DIRECTED TOWARD THE CREATION OF A SUCCESSFUL, ATTRACTIVE AND FUNCTIONAL ENVIRONMENT. THESE STANDARDS ARE THE BASIS FOR EVALUATION OF PROJECTS SUBMITTED FOR REVIEW TO THE COUNTY.
- B. OVERALL COMMUNITY DESIGN STANDARDS**
- IMPROVEMENTS TO THE APPEARANCE AND PROMINENCE OF ROLLING THUNDER BUSINESS PARK AT INDIVIDUAL GATEWAYS SHALL BE ENCOURAGED THROUGH THE USE OF APPROPRIATE SIGNAGE, LANDSCAPING, SETBACKS, PEDESTRIAN TRAIL LINKS AND BUILDING DESIGN.
 - PROJECTS DESIGNED FOR ROLLING THUNDER BUSINESS PARK SHOULD TAKE ADVANTAGE OF GATEWAY LOCATIONS TO CREATE A SENSE OF ENTRY THROUGH THE USE OF IMPROVEMENTS SUCH AS SUBSTANTIALLY SCALED MONUMENT SIGNAGE (TO IDENTIFY A PARTICULAR USE), ADDITIONAL LANDSCAPING, OR SPECIAL LIGHTING. IN GATEWAY SITES, THE PLACEMENT OF TRAFFIC CONTROL DEVICES (TRANSFORMERS, TRAFFIC LIGHTS, ETC.) AND OTHER UTILITY EQUIPMENT (TRANSFORMERS, UTILITY CABINETS, ETC.) SHALL BE CAREFULLY CONSIDERED. UTILITY INSTALLATIONS SHALL BE UNDERGROUND WHERE POSSIBLE, OR LOCATED IN WELL-SCREENED OR NON-PROMINENT LOCATIONS.
 - REAR SERVICE YARDS, PRODUCT STORAGE AREAS, AND PARKING LOTS ADJACENT TO HIGHWAYS SHALL BE SCREENED TO IMPROVE THE APPEARANCE OF THE SITE ADJACENT TO WOODMEN ROAD, GOLDEN SAGE ROAD AND ROLLING THUNDER WAY.
 - BUILDINGS SHALL BE DESIGNED SO THAT THE ARCHITECTURAL FINISH ON ALL SIDES OF THE STRUCTURE IS CONSISTENT IN APPEARANCE WHEN THEY ARE VISIBLE AND/OR PROMINENT FROM PUBLIC STREETS.
 - ALL SCREENING SHALL MEET EL PASO COUNTY'S LAND DEVELOPMENT CODE AND LANDSCAPE POLICY AND DESIGN MANUAL STANDARDS.
- C. COMMERCIAL/INDUSTRIAL DESIGN STANDARDS**
- PROTOTYPICAL ARCHITECTURE OF NATIONAL RETAILERS IS ALLOWED. ALL PROPOSED ARCHITECTURE SHALL BE REVIEWED BY ROLLING THUNDER BUSINESS PARK POA PRIOR TO THE COUNTY'S DEVELOPMENT PERMIT PROCESS.
 - ARCHITECTURAL DESIGN SHALL BE COMPATIBLE WITH THE CHARACTER OF THE ROLLING THUNDER BUSINESS PARK COMMUNITY AS A WHOLE. DESIGN COMPATIBILITY INCLUDES COMPLIMENTARY BUILDING STYLE, FORM, SIZE, COLOR AND MATERIALS. THE INITIAL PUD DEVELOPMENT PLAN SHALL SET THE ARCHITECTURAL TONE FOR FUTURE DEVELOPMENT.
 - MULTIPLE BUILDINGS ON THE SAME SITE SHALL BE DESIGNED TO CREATE A COHESIVE VISUAL RELATIONSHIP AMONG BUILDINGS. COMMERCIAL SIGNS SHALL ALSO BE CONSISTENT.
 - EXTERIOR MATERIALS SHALL BE DURABLE AND OF HIGH QUALITY. HIGHLY REFLECTIVE MATERIALS ARE NOT ALLOWED.
 - REAR AND SIDE FACADES, IF VISIBLE FROM PUBLIC STREETS OR NEIGHBORING PROPERTIES, SHALL BE DESIGNED WITH SIMILAR DETAILING AND SHOULD BE COMPATIBLE WITH THE PRINCIPAL FACADE OF THE BUILDING. ALL ELEVATIONS OF THE BUILDING ARE TO BE SUBMITTED TO ROLLING THUNDER BUSINESS PARK POA FOR REVIEW AND APPROVAL PRIOR TO THE COUNTY'S DEVELOPMENT PERMIT APPROVAL.
 - BUILDING EQUIPMENT AND SERVICE**
 - ACCESS FOR SERVICE VEHICLES AND TRASH COLLECTION SHALL BE LOCATED ON ALLEY WAYS WHERE ALLEYS EXIST. WHEN NO ALLEY EXISTS, THE ACCESS SHALL BE PROVIDED AT THE REAR OF THE BUILDING WHEN POSSIBLE TO FACILITATE SAFETY FOR PEDESTRIANS.
 - BUILDING EQUIPMENT SHALL BE LOCATED, DESIGNED AND/OR SCREENED TO MINIMIZE VISUAL IMPACT ON PUBLIC STREETS, LARGE SURFACE PARKING FIELDS, AND NEIGHBORING PROPERTIES. TO SCREEN ROOF-TOP EQUIPMENT, PARAPET SHALL BE AT LEAST 1'-0" TALLER THAN ROOF-TOP EQUIPMENT. UTILITY METERS SHALL BE LOCATED IN SCREENED AREAS.
 - TRASH CONTAINERS SHALL BE SCREENED FROM PUBLIC STREETS, PEDESTRIAN AREAS, AND NEIGHBORING PROPERTIES. SCREENING FOR TRASH CONTAINERS SHALL BE DESIGNED TO BE COMPATIBLE WITH THE ARCHITECTURAL CHARACTER OF THE DEVELOPMENT AND SHALL MEET EL PASO COUNTY LAND DEVELOPMENT CODE STANDARDS. IT SHALL BE CONSTRUCTED OF DURABLE MATERIALS SIMILAR TO THOSE OF THE BUILDING SHALL HAVE SOLID (OPAQUE) WALL AND GATES.
- D. RESTAURANT DESIGN GUIDELINES**
- PROTOTYPICAL ARCHITECTURE OF NATIONAL RESTAURANTS IS ALLOWED. ALL PROPOSED ARCHITECTURE SHALL BE REVIEWED BY ROLLING THUNDER BUSINESS PARK POA PRIOR TO THE COUNTY'S DEVELOPMENT PERMIT APPROVAL. THE INITIAL PUD DEVELOPMENT PLAN SHALL SET THE ARCHITECTURAL TONE FOR FUTURE RESTAURANTS.
 - THE SITE DESIGN SHALL ACCOMMODATE A LOGICAL AND SAFE VEHICLE AND PEDESTRIAN CIRCULATION PATTERN THROUGH THE SITE. PARKING SPACES AND VEHICULAR STACKING AREAS SHALL BE DESIGNED TO AVOID CONFLICTS BETWEEN VEHICLES ENTERING THE PARKING AREA AND VEHICLES BACKING OUT OF PARKING SPACES.
 - FREE-STANDING RESTAURANT BUILDINGS SHALL BE DESIGNED AND DETAILED SO THE APPEARANCE IS CONSISTENT ON ALL SIDES. PREFABRICATED BUILDINGS ARE NOT ALLOWED.
 - OUTDOOR SEATING AREAS, PLAY EQUIPMENT AND PERIMETER FENCING SHALL ALL BE REVIEWED AND APPROVED BY THE ROLLING THUNDER BUSINESS PARK POA PRIOR TO THE COUNTY'S DEVELOPMENT PERMIT APPROVAL.



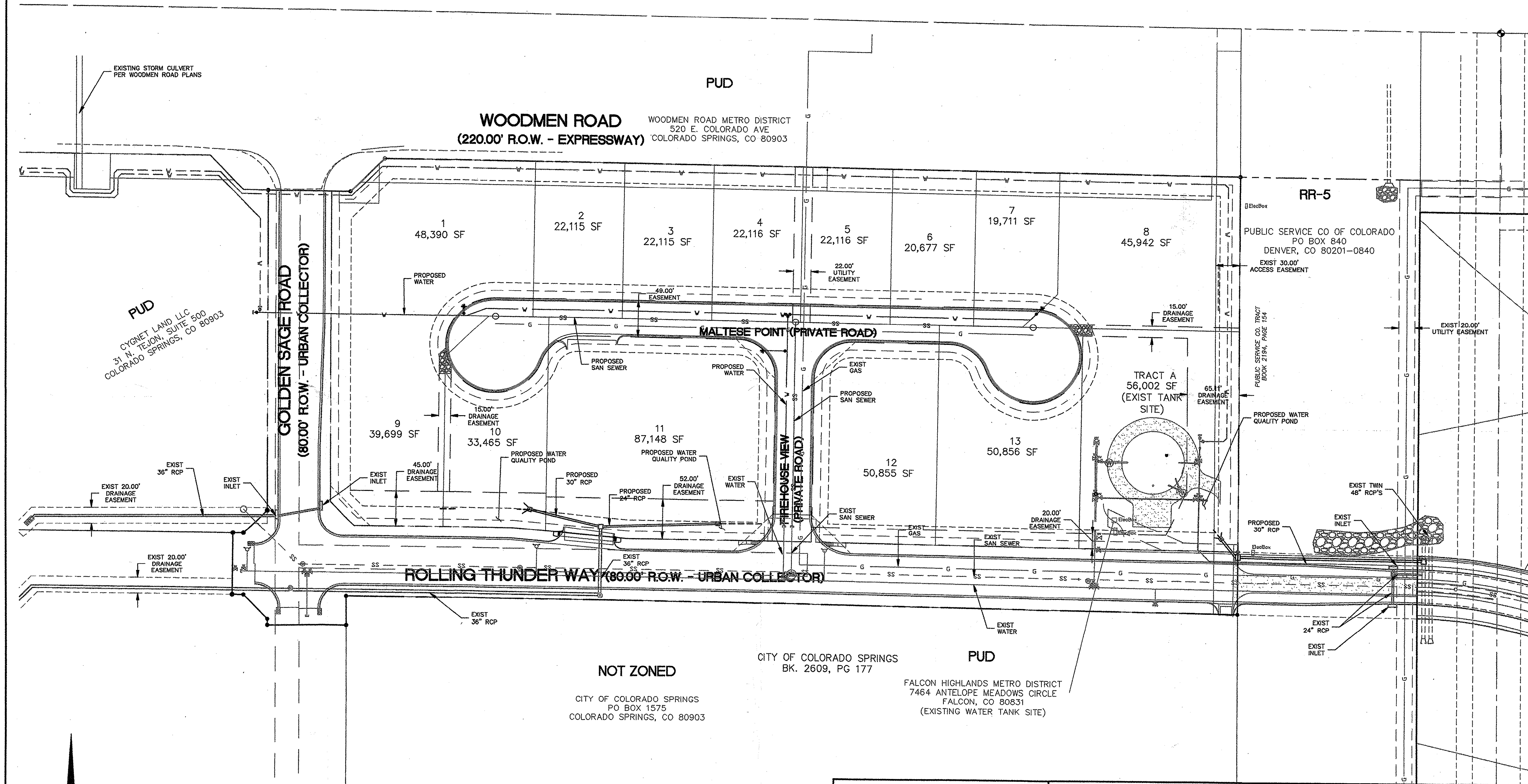
| REVISIONS: | | |
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| NO. | DESCRIPTION | DATE |
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48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
1-800-922-1987
 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER

ENGINEER:
 DESIGNED BY: _____ DATE: _____
 DRAWN BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____

PROJECT ROLLING THUNDER BUSINESS PARK
 SHEET TITLE MATERIALS BOARD
 FROM n/a TO n/a
 JOB NO. _____ SHEET 4 OF 6

UTILITY PLAN ROLLING THUNDER BUSINESS PARK



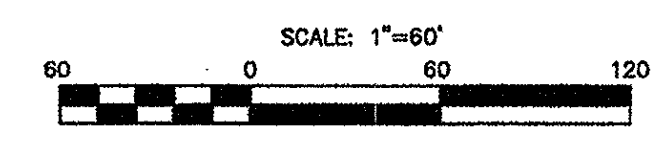
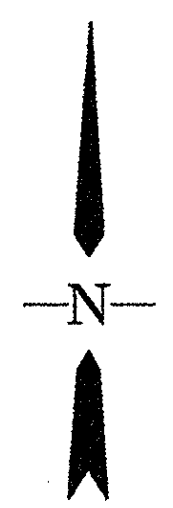
PUD
CYGNET LAND LLC
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903

RR-5
PUBLIC SERVICE CO OF COLORADO
PO BOX 840
DENVER, CO 80201-0840
EXIST 30.00' ACCESS EASEMENT
PUBLIC SERVICE CO TRACT BOOK 2194 PAGE 154

NOT ZONED
CITY OF COLORADO SPRINGS
PO BOX 1575
COLORADO SPRINGS, CO 80903

CITY OF COLORADO SPRINGS
BK. 2609, PG 177

PUD
FALCON HIGHLANDS METRO DISTRICT
7464 ANTELOPE MEADOWS CIRCLE
FALCON, CO 80831
(EXISTING WATER TANK SITE)

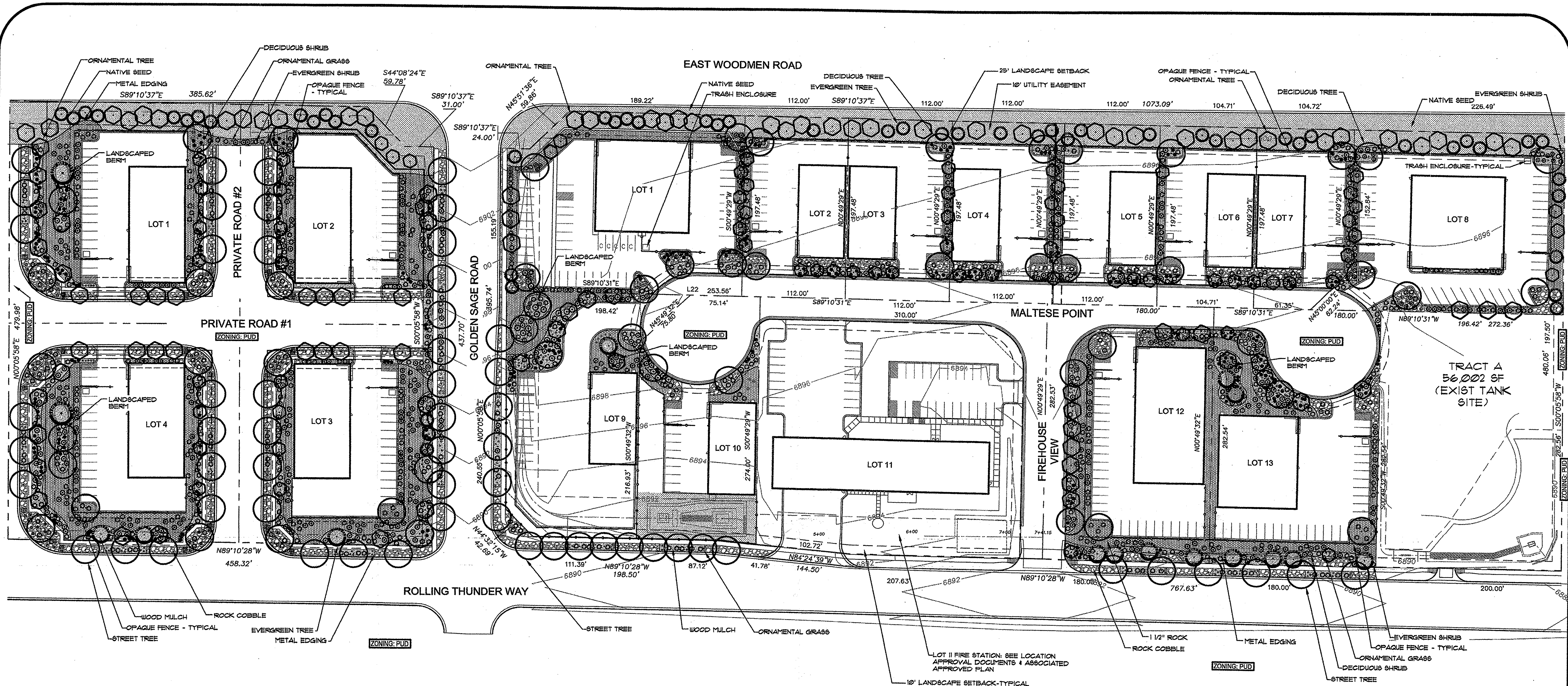


| REVISIONS: | | |
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| NO. | DESCRIPTION | DATE |
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ENGINEER: _____ DATE: _____
 DESIGNED BY: _____ DATE: _____
 DRAWN BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____

48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
1-800-922-1987
 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER

PROJECT Rolling Thunder Business Park
 SHEET TITLE Utility Plan
 FROM N/A TO N/A
 JOB NO. _____ SHEET 5 OF 6



GROUND COVER LEGEND

| SYMBOL | DESCRIPTION |
|--------|---|
| | Decorative Rock 1-1/2" Diameter |
| | Rock Cobble 4-8" Diameter |
| | Organic Wood Mulch |
| | Non-irrigated Native Seed (Can be maintained in El Paso County Right of Ways by mowing) |

LANDSCAPE SETBACKS (LS)

| STREET NAME OR ZONE BOUNDARY (ELEV.) | STREET CLASSIFICATION | WIDTH (FT.) REQ./PROV. | LINEAR FOOTAGE | TREE/FEET REQUIRED | NO. OF TREES REQ./PROVIDED |
|--------------------------------------|----------------------------------|-------------------------------------|--------------------------------------|--------------------|----------------------------|
| EAST WOODMEN ROAD | NON - ARTERIAL | 25/25 FT | 1639 LF | 1/20 FT | 8/81 |
| GOLDEN SAGE ROAD | NON - ARTERIAL | 10/10 FT | 934 LF | 1/20 FT | 3/31 |
| ROLLING THUNDER WAY | NON - ARTERIAL | 10/10 FT | 1259 LF | 1/20 FT | 35/25 |
| WESTERNMOST ROAD | NON - ARTERIAL | 10/10 FT | 442 LF | 1/20 FT | 5/15 |
| MALSESE POINT | NON - ARTERIAL | 10/10 FT | 1/3 LF | 1/20 FT | 31/31 |
| FIREHOUSE VIEW | NON - ARTERIAL | 10/10 FT | 288 LF | 1/20 FT | 12/12 |
| SHRUB SUBSTITUTES REQ./PROV. | ORNAMENTAL GRASS SUB. REQ./PROV. | SETBACK PLANT ABBR. DENOTED ON PLAN | PERCENT GROUND PLANE VEG. REQ./PROV. | | 75%/15% |

MOTOR VEHICLE LOTS (MV)

| NO. OF VEHICLE SPACES PROVIDED | SHADE TREES (1/5 SPACES) REQ./PROV. | VEHICLE LOT FRONTAGE(S) | LENGTH OF FRONTAGE (FT) (EXCLUDING DRIVEWAYS) | 2/3 LENGTH OF FRONTAGE (FT) |
|---|-------------------------------------|---|---|--------------------------------------|
| 281 | 10/15 | NORTH BOUNDARY | TBD | TBD |
| 1/8) 1/11) 3) SCREENING PLANTS REQ./PROV. | EVERGREEN PLANTS REQ. 50%/PROV. | LENGTH OF SCREENING WALL OR BERTI PROV. | VEHICLE LOT PLANT ABBR. ON PLAN | PERCENT GROUND PLANE VEG. REQ./PROV. |
| TBD (1/15) | TBD (1/15) | NOT REQUIRED | 1/1 | 75%/15% |

SITE CATEGORY CALCULATIONS

INTERNAL LANDSCAPING (IL)

| NET SITE AREA (SF) (LESS PUBLIC ROWS) | PERCENT MINIMUM INTERNAL AREA (%) | INTERNAL AREA (SF) REQ./PROV. | INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS) |
|---------------------------------------|-----------------------------------|--------------------------------------|---|
| 572,84 APPROX. SF | NON-RESIDENTIAL 3% | 28,629 SF / 32,200 APPROX. SF | 57 REG. 51 PROVIDED |
| SHRUB SUBSTITUTES REQ./PROV. | ORNAMENTAL GRASS SUB. REQ./PROV. | INTERNAL PLANT ABBR. DENOTED ON PLAN | PERCENT GROUND PLANE VEG. REQ./PROV. |
| 0/0 | 0/0 | IL | 75%/15% |

LANDSCAPE BUFFERS AND SCREENS (LB + LBT)

| STREET NAME OR PROPERTY LINE (ELEV.) | WIDTH (FT) REQ./PROV. | LINEAR FOOTAGE | BUFFER TREES (1/20) REQ./PROV. | EVERGREEN TREES REQ. (50%) / PROVIDED |
|---|----------------------------|--------------------------------------|--------------------------------|---------------------------------------|
| NA | 5/5 | NA LF | 0/0 | 0/0 |
| TRASH ENCLOSURE(S) | NA | NA LF | 0/0 | 0/0 (EVERGREEN SHRUBS) |
| LENGTH OF 6 FT. OPAQUE STRUCTURE REQ./PROV. | TREE ABBR. DENOTED ON PLAN | PERCENT GROUND PLANE VEG. REQ./PROV. | | |
| NA LF 6' HIGH WALL | LB | 75%/15% | | |
| 6' HIGH BLOCK WALL | LBT (SHRUB) | NA | | |

SITE CATEGORY CALCULATIONS - CONTINUED

CONCEPT LANDSCAPE MASTER PLAN

ROLLING THUNDER BUSINESS PARK

