

Y|O|W ARCHITECTS

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Date: December 30, 2021

RE: Cathedral Rock Commons Commercial – 840 Spanish Bit Drive
Final Plat, Preliminary Site Plan

We requesting a Final Plat application with El Paso County, this application shall include several items associated with that submittal along with a Preliminary Site Plan to show what is being proposed. We intend to show the existing Big R store as Lot 1 and include two additional lots along Spanish Bit. These lots shall include three (3) commercial multi-tenant buildings. The 10.23 acre site has a tax number of 7136002035 and is currently zoned CC (Commercial Community District).

We propose to show three (3) new retail buildings with a shared drive that connects back to the Big R store to the north. These buildings shall include tenants that are in harmony with the overall shopping experience of Big R. These tenants would be anticipated of housing businesses that cater to the rural aesthetic that support the Big R store.

We have the intent of having three (3) new multi-tenant buildings on the site. The first building to the east would house potentially three retail tenants. The middle building would be anticipate to be a mirror of the first building with the exception of a drive thru that would wrap around the north and west side of the middle building. The third building on the west side of the access drive is intended to house a possible wheat grass business along with a possible restaurant. This development is parked at a rate of 1 space per 250 square feet. This would require 93 spaces, we are providing 117 parking spaces along with a space for motorcycle parking as well.

These applications shall be review under the criteria that the overall design principles implemented shall provide a safe, serviceable, and healthy living environment. The parcel shall be designed to allow for any allowed within the zone. The application shall comply with the zoning code. The design shall comply with the setback requirements, parking standards, and the overall design intent of the master plan.

We feel that this project is harmonious with adjacent land uses and will serve community with a useful amenity for the community. This project would provide a transition from the regional road and commercial area to the single family homes to the east.

Applicant:

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Should you require any additional information, please contact me at 719.475.8133.