

# Y|O|W ARCHITECTS

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Date: November 30, 2022

**RE: Cathedral Rock Commons Commercial – 840 Spanish Bit Drive  
Final Plat Application**

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***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 zoned CC (Commercial Community District). There are not any Overlay districts identified for this property.***

***A Final Plat shall be completed with the application to show 3 new lots along with a tract for water detention. Lot 1 shall include the existing Big R store along with the tract that shall house the existing detention pond. Lots 2 and 3 shall be created along the north side of Spanish Bit Drive that shall house three (3) new retail buildings with a shared drive that connects back to the Big R store to the north. These lots shall be shown in more detail on the Preliminary Plan that is in review with the County concurrently with the Final Plat application.***

There is no sketch plan

***This project is in general conformance with the goals, objectives, and policies of the Master Plan; this project adds commercial space to the Struthers Road corridor. The proposed subdivision is in conformance with the requirements of this Code. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies, a water resources report prepared by JDS-Hydro to investigate the reports provided by Donala. Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities, we have provided a Wildfire Hazard Evaluation Report to answer this question. The geologic hazards do not prohibit the subdivision, or can be mitigated; a geological hazard study has been submitted to Colorado Geological Survey (2/8/2022) for review. The subdivision will not interfere with the extraction of any known commercial mining deposit. The design of the subdivision protects the natural resources or unique landforms, a natural features report was submitted with the application completed by LDC, Inc. The proposed methods for fire protection are adequate to serve the site, see the wildfire report mentioned above. A traffic impact study has been completed by SM Rocha that shall show that the site will be designed to accommodate all additional traffic generated from the new lots. Off-site improvements include the northern edge of Spanish Bit shall be completed with curb and gutter as well as sidewalk with the completion of the project. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints, we have looked into all of these aspects and addressed them in all aspects of design.***

***This application shall be reviewed 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***

If a water finding is being made with the preliminary plan, please indicate such

Cathedral Rock Commons

Page 2 of 2

12/9/2022

***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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Similar comments to those provided on the LOI for the preliminary plan. Much of the criteria points have been listed; however, analysis of compliance for much of the criteria points is not provided.

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