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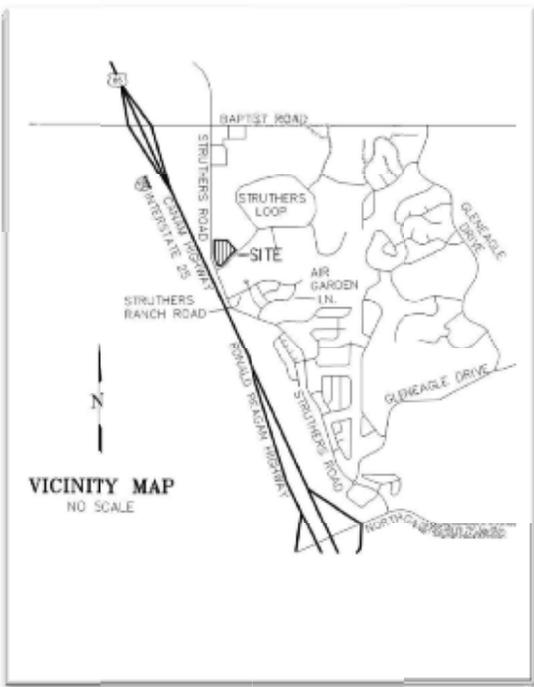
Date: March 8, 2023

PCD File No.: SF2210, SP221

RE: Cathedral Rock Commons Commercial – 840 Spanish Bit Drive
Letter of Intent
Preliminary Plan and Final Plat

Site Location Size and Zoning:

The proposed development to be known as Cathedral Rock Commons, A tract of land in the northeast quarter of the southwest quarter of section 36, township 11 south, range 67 west of the 6th p.m. southwesterly of Chaparral hills subdivision, northeasterly of Interstate 25, northwesterly of Spanish Bit Dr., except right of way conveyed to the county through Special Warranty Deed by reception number 207000187. The site is addressed as 840 Spanish Bit Drive. The 10.246 acre site has a tax number of 7136002035 and is currently zoned CC (Commercial Community District).



Project Description:

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. Lot 1 shall consist of 6.179 Acres for Big R, lot 2 shall consist of 1.803 Acres, Lot 3 shall be shown as 1.002 Acres, and Tract A shall consist of the existing detention area and make up 1.262 Acres.

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 existing Big R store.

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The first building to the east would house potentially three retail tenants. The middle building would be anticipated 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. Access to the sites shall be from Spanish Bit Drive, there shall not be any driveway access allowed onto Struthers Ranch Road without approval from El Paso County.

Requests:

These applications shall request approval of a preliminary plan and Final Plat concurrently for the 10.246 Acre site. This property shall be named Cathedral Rock Commons Commercial.

Justification:

The preliminary plan is consistent with the requirements of the Commercial Community District with respect to the layout, land use, lot sizes, minimum building setbacks, water supply and wastewater disposal. The existing Big R store (Lot 1) has all of the required facilities needed in place.

The proposed project is compatible with the surrounding land uses and neighborhood. The surrounding lots are mainly rural residential RR 2.5 (Chaparral Hills). This project shall add businesses that serve the area with needed destinations and businesses for the residential neighborhood to the east.

This application meets the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivisions in Chapter 8 of the El Paso County Land Development Code (2021). Preliminary Plans are reviewed and approved in consideration of the Review Criteria found in the El Paso County Land Development Code Section 7.2.1.D.2.(e). Each criteria is listed below followed by the appropriate justification.

Master Plan Conformance: *“The proposed project is in general conformance with the goals, objectives, and policies of the Master Plan.”*

The Master Plan indicates that this project is located in the Residential Suburban Placetype. This Placetype comprises the County’s traditional residential neighborhoods with supporting commercial uses at key intersections. The character although primarily a residential area, the Placetype included limited retail and service uses, typically located at major intersections or along perimeter streets. This project intends to follow this precedent by filling in commercial uses at the intersection of Struthers Ranch Road and Spanish Bit Dr. Located in the Tri-Lakes area this area supports the commercial needs of many of the residents in northern El Paso County. This project shall provide commercial goods and services with easy access for many commuters from the surrounding area.

Code Purposes: *“The project is consistent with the purposes of this code”.*

All of the aspects of the plan adhere to with the Land Development Code. All aspects of the design are in line with the code, to include building height, building setbacks, parking requirements, and ADA design standards.

Subdivision Design Standards: *“The subdivision is in conformance with the subdivision design standards and any approved sketch plan.”*

The proposed Preliminary Plan and Final plat are prepared in accordance with applicable subdivision design standards with the respect to lot size, setbacks, access and provision of utilities.”

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Water Supply: “A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code.”

Water service shall be provided by Donala. A sufficient water supply commitment letter from Donala has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed. A water resources report was completed by JDS Hydro Respec and submitted with the application that shall show that adequate water supply is set aside for the project.

Wastewater Disposal: “A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations [C.R.S. 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.”

A public sewage disposal system has been established with the Big R site and the system complies with state and local laws and regulations. A wastewater commitment letter has been provided with the submittal along with a wastewater disposal report prepared by JDS Hydro Respec, that report shall show that adequate wastewater facilities are set aside for the project.

Soil and Topographic Conditions: “All areas of the proposed subdivision, which may involve soil or topographical condition presenting hazards or required special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. 30-28-133(6)(c)].”

A subsurface soil investigation had been prepared by Entech Engineering for the project and the owner shall comply with the recommendations of the report. This report has also been sent to Colorado Geological Survey for review. Based on the findings of the report, the buildings proposed can be supported with standard shallow spread footings on site.

Drainage Requirements: “Adequate drainage improvements complying with State law [C.R.S. 30-28-133(6)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design.”

The proposed Preliminary Plan is consistent with the submitted Final Drainage Report. This report was completed by JPS Engineering and submitted with this application. The report shall show adequate capacity of the existing detention pond located within Tract A. The owner shall comply with the requirements of the drainage report. There shall be a maintenance agreement between Big R and the owner to show who is responsible for the maintenance of this pond.

Public Improvements: “The location and design of the public improvements proposed in connection with this project are adequate to serve the needs and mitigate the effects of the development.”

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.

Access: “Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.”

The existing Big R access onto Spanish Bit shall be kept within lot 1. Lots 2 and 3 shall have access off that existing drive along with a secondary access for Lot 2 along Spanish Bit. No access or driveways shall be allowed onto Struthers Ranch Road without approval from El Paso County.

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Compatibility: “The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County’s plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to , wetlands and wildlife corridors, into the design, and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.”

The proposed subdivision has established an adequate level of compatibility by incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.

Services: “Necessary serviced, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.”

Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are available to serve this development. This development provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code. The compliance is shown in the included Wildfire Hazard Evaluation Report from Stephen Spaulding,

Fire Protection: “The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Coded.”

Cathedral Rock Commons is located within the Westcott Fire Protection District which is providing fire protection for the site and the surrounding area. The District has agreed to serve the project. A fire protection report and wildfire hazard mitigation plan has been prepared and submitted for the proposed project. The owner shall observe and follow the recommendations of the reports and Fire Protection District. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.

Applicant:

Marvin Boyd
719-499-4411

Owner:

Cathedral Rocks Investments LLC
6035 Erin Park Dr.
Colorado Springs CO 80918

Consultant:

YOW Architects
115 S. Weber St. Suite 200
Colorado Springs CO 80903
Brad Nichols

Cathedral Rock Commons

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719-475-8133

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