



August 13, 2018

Gabe Sevigny, Planner I
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

**Re: Letter of Intent – Special Use, Site Development Plan and Minor Vacation
Les Schwab Tire Center – Falcon, CO, El Paso County
Lots 3 & 4 Meridian Crossing Filing No. 1**

Letter of Intent

Owner:

Park Place Enterprises, LLC
Attn: Wayne C. Harris, Managing
Member
15 Miranda Rd
Colorado Springs, CO
80906
(719) 266-9300
Clol@Clol.com

Applicant:

SFP-E, LLC
P.O. Box 5350
Bend, OR 97708
(541) 416-5515

Consultant:

Aaron McLean
Site Development Project Manager
Galloway & Company, Inc.
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Site Information

Galloway is requesting a Special Use, Site Development Plan and a Minor Vacation if Interior Lot Line review on behalf of SFP-E, LLC with intent to construct a new, eight-bay linear, 12,813sf, Les Schwab Tire Center facility in the Falcon community of unincorporated El Paso County. The subject property is located within the Meridian Crossing subdivision near the southeast corner of Meridian Road and Old Meridian Road. Currently, the site is subdivided as two separate legal parcels (Parcel Numbers 5312106009 & 5312106010). As part of this application, a vacation and replat is proposed to combine the two separate parcels into one, 2.48 acre parcel.

The property is currently zoned CR (Commercial Regional), which allows by right the proposed Les Schwab Tire Center is classified as a "Vehicle Repair Garage," which is a use allowed by administrative special review.

Property History

The proposed property has historically been vacant, and most recently platted as part of the Meridian Crossing subdivision in 2008. The proposed site consists of what is currently platted as two parcels, Lots 3 and 4 of the Meridian Crossing Subdivision.

Landscape Plan – Modification Request

Based on prior discussions with staff, we respectfully request a modification to the overall development's approved landscape plan pursuant to the enclosed, proposed landscape plan. Please refer to the submitted landscape plans for clouded areas to be modified. The original design, as approved in the overall developer's landscape plan, included planting material outside of the public right-of-way, and into the subject lot(s) under the review. As part of the development of the current lot(s), hardscaping is proposed into the areas that were previously approved for landscape material; encroaching into the ability to develop the subject property for the intended and desired purposes by the prospective buyer of said lot(s). The area in question, primarily in the SWC of the subject property, will not be landscaped per the approved plans, but rather hardscape to allow for internal vehicle circulation of traffic around the proposed building. The originally proposed landscape material has been included in other areas of the site, to meet the intent of the original design.

Request and Justification – Special Use

Galloway is requesting a Special Use review for the proposed Les Schwab Tire Center as a "Vehicle Repair Garage" use within the Commercial Regional zone district. The Les Schwab Tire Center brand is primarily retail and service oriented, and focuses specifically on tire, brakes, and shocks. The store does not perform any body work, heavy vehicle, lube or engine services; rather strictly services tires, brakes, and shocks.

As part of LSTC business strategy, stores are located amongst neighborhood commercial centers where customers would typically engage in their daily trading while having their vehicle serviced at Les Schwab. The proposed LSTC is a compatible use within the existing neighborhood commercial center and fits within the intent of the Commercial Regional zone district, as a light vehicle service provider, and retail tire center.

Land Development Code Review Criteria (Compliance with LDC 5.2.2 C.)

- Compliance with Falcon/Peyton Small Area Master Plan:
 - Proposed site is located within a "Proposed Urban Density Development" area inside a "Potential node and corridor of activity" per the Future Land Use Plan Chapter of the Falcon/Peyton Small Area Master Plan.
 - Les Schwab Tire Center as a proposed use assists in providing a balance of land uses in the Falcon area as the surrounding retail center includes a variety of existing, non-automotive uses. The proposed Les Schwab Tire Center is also a full-service provider to large vehicles, including tractors and large trucks, a necessary service to help preserve the core rural character of the area.
 - Les Schwab Tire Centers are heavily involved in the communities they join, and work to incorporate each store into the community identity.
- Proposed improvements are harmonious with neighborhood in which they are proposed, as the Meridian Crossings Subdivision is zoned and platted for commercial uses. Les Schwab Tire Center strives to choose locations which encourage customers to engage in their daily trading while having their vehicle serviced.
- Proposed improvements include adequate private facilities and connections to public facilities to avoid overburdening or exceeding capacity of public facilities. Master drainage and traffic reports have been reviewed and considered in the design of this Site Development Plan.

- Galloway has also engaged with Falcon Highlands Water District as well as Woodmen Hills Metro District to ensure the proposed use does not exceed the capacity of the existing facilities. Please see will serve letters from all public utility providers included with this submittal.
- Proposed improvements will not create unmitigated traffic congestion, but will, in fact, reduce the traffic flow anticipated in the original traffic report for the Meridian Crossing initial traffic report.
 - Please see Meridian Crossing Les Schwab Tire Center Transportation Memorandum LSC #184190 included with this submittal. Les Schwab Tire Center also provides “on site” services, meaning that for certain large vehicles, staff members will visit the customer at their property to service their vehicles.
- Proposed improvements will comply with all applicable, local, state, and federal laws regarding air, water, light, and noise pollution.
- Proposed improvements will not be detrimental to public health and safety, as all work is performed within the provided service bays, no vehicles are left on site overnight, and adequate screening is provided within the proposed site plan.
- Proposed improvements will conform to all County rules, regulations and ordinances. Galloway has attended an early assistance meeting with the County and coordinated closely with staff to ensure requirements are met within the proposed Site Development Plan.

Request and Justification – Minor Vacation of Interior Lot Line

Galloway is requesting a Minor Vacation process on behalf of SFP-E, LLC to remove the common lot line between Lots 3 (Parcel 5312106009) and 4 (Parcel 5312106010) of the Meridian Crossing Subdivision. The proposed Les Schwab Tire Center has a footprint of approximately 12,813sf, and would not, feasibly fit on either individual parcel as currently platted. Lot 3 is currently 55,282sf in size, and Lot 4 is 52,904sf in size – the Les Schwab Tire Center building would cover 23% and 24% respectively of these existing lots, leaving insufficient remaining square footage to meet landscaping, parking, and additional El Paso County zoning requirements.

As a combined lot, the proposed Les Schwab Tire Center covers only 11.8% of the lot, leaving more than adequate area to meet the County’s site design requirements. In order to meet the requirements of El Paso County, as well as provide an operationally functional site layout, Galloway is requesting the vacation and replat of Lots 3 and 4 of the Meridian Crossing Subdivision.

Land Development Code Review Criteria (Compliance with LDC 7.2.3 A.c.)

- The lot line proposed to be removed, was initially in place to allow for two, smaller retailers and/or fast food providers to develop on the corner of Meridian and Old Meridian. As the proposed Les Schwab Tire Center footprint is larger than a typical fast food restaurant, the additional lot line splitting the corner parcel is no longer necessary as originally platted.
- Attached is the proposed Meridian Crossing Filing No. 2 replat, renaming the parcel as Lot 1 under Filing No. 2.
- The proposed Les Schwab Tire Center use is consistent with the originally proposed commercial developments within the originally platter Meridian Crossings Filing No. 1, therefore no adverse effect to the public health, safety, and welfare of the community is anticipated.
- Coordination with the property owner and all CC&R requirements has been taken into consideration with the proposed design submitted via this SDP.

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LSTC - Falcon
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Existing and Proposed Facilities, Structures, Roads, Utilities, Etc.

The site is currently bounded by the completed Meridian and Old Meridian Roads. There is also an existing internal road bounding the site along the northeast and southeast edges of the site.

Water service is provided by Falcon Highlands Metropolitan, via the existing 12" main lines in Old Meridian Rd and private road southeast of site. Galloway has engaged in discussion with Falcon Highlands Metropolitan regarding water availability, and Falcon Highlands Metropolitan, satisfied with the proposed water usage of the Les Schwab, has provided a Will Serve letter for the site.

Sanitary Sewer service is provided by Woodmen Hills Metro District, via the existing 6" main line abutting the site. Electric service is provided by Mountain View Electric Association, via the existing infrastructure abutting the site. Gas service is provided by Colorado Springs Utilities, via the existing main line abutting the site.

Currently, the site is a vacant lot neighbored by a McDonald's to the east, and Falcon Liquor Outlet to the southeast. The subdivision has been graded and developed with the anticipation of commercial development at the proposed location.

Sincerely,
Galloway & Company, Inc.



Aaron McLean
Site Development Project Manager
AaronMcLean@GallowayUS.com