

Same comment as
for Vacation
Replat, the mineral
rights owner must
also be notified of
special use
application

March 28, 2018

Adjacent Owner
Address
Address

Re: Les Schwab Tire Center – New Construction – Meridian Crossing Lots 3 & 4

Phantom II Partners LLC,

1. This letter is being sent to you because Galloway & Company, Inc. is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts in Item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. If applicable, at that time, you will be given the El Paso County contact information, the file number, and an opportunity to respond either for, or against or expressing no opinion in writing or in person at the public hearing for this proposal.
2. For questions specific to this project, please contact:

Consultant:

Aaron McLean
Site Development Manager
Galloway & Company, Inc.
6162 S Willow Dr, Suite 320
Greenwood Village, CO
80111
AaronMcLean@GallowayUS.com

Applicant:

SFP-E, LLC
PO Box 5350
Bend, OR
97708

Owner:

Park Place Enterprises, LLC
15 Mirada Rd.
Colorado Springs, CO
80906

3. Site Information:

Address: TBD
Location: Southeast corner of Meridian Rd and Old Meridian Rd
Size: 2.48 acres
Zoning: CR – Commercial Regional

4. 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 heavy vehicle service, but strictly services tires, brakes, and shocks. As part of the brand’s corporate identity, stores are located amongst neighboring retail to encourage consumers to engage in their daily trading while being serviced at Les Schwab. Galloway believes that the Les Schwab Tire Center Use is a natural fit within the Commercial Regional zone, as a light vehicle service provider, and retail tire center.

Vacation and Replat:

Galloway is requesting a vacation and replat process on behalf of SFP-E, LLC to remove the lot line dividing 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.

5. Existing and proposed facilities, structures, roads, 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.

6. Waivers Requests: No waivers are being requested with this site plan.

Adjacent Owner
Les Schwab Tire Center – Falcon, CO
March 28, 2018

7. Vicinity Map: See below.



Sincerely,
Galloway & Company, Inc.

Aaron McLean
Site Development Manager
AaronMcLean@GallowayUS.com

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Green Bay, WI
54307

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City, State

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Cygnet Land LLC
630 Southpointe Ct, Suite 200
Colorado Springs, CO
80906

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Phantom II Partners LLC
PO Box 12237
Green Bay, WI
54307

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630 Southpointe Ct, Suite 200
Colorado Springs, CO
80906

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Markup Summary

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Same comment as for Vacation Replat, the mineral rights owner must also be notified of special use application

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