

# Bowman

August 18, 2021

El Paso County Planning and Community Development  
Attn: Ryan Howser, Planner  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Include a discussion regarding the provision of utilities.

**Re: Super Star Car Wash – Falcon Marketplace Lot 10, SDP Submittal**

Please find attached our submittal of Site Development Plan for the Super Star Carwash site.

Name of Proposed Project: Super Star Car Wash – Falcon Marketplace Lot 10  
Street Address: 7525 Falcon Market Pl, Falcon, CO 80831  
Legal Description: Lot 10, Falcon Marketplace, according to the plat as recorded December 23, 2019 at the reception No. 219714441, County of El Paso, State of Colorado

Owner: Evergreen  
Contact: Karen Levitt Ortiz  
2390 East Camelback Road, Suite 410, Phoenix, AZ 85016  
602-808-8600  
klevittortiz@evgre.com

Include the tax ID number in the site information

Applicant: SS Enterprise Holding, LLC  
Contact: Tim Varley  
1830 N 95<sup>th</sup> Ave, Suite 106  
801-651-1748  
tvarley@sscwarz.com

Architect: Cawley Architects  
Contact: Paul Devers  
730 North 52<sup>nd</sup> Street, Suite 203, Phoenix, AZ 85008  
602-393-5060  
pauld@cawleyarchitects.com

MEP: Mechanical Design Inc.  
Contact: Joe Hall  
7227 North 16<sup>th</sup> Street  
602-943-6608  
joe@mechdesigns.com

Civil Engineer and Surveyor: Bowman Consulting  
Contact: Thomas Pannell, P.E.

1526 Cole Blvd #100, Lakewood, CO 80401  
(303) 801-2900  
tpannell@bowmanconsulting.com

Project Description:

The proposed project is developing Lot 10 of Falcon Marketplace, the development will consist of a new tunnel car wash and accompanying features. The building will be a single car wash bay as well as necessary equipment and equipment rooms, and office and a bathroom. The site will include a new concrete parking lot with 6" concrete curb and gutter that will tie into the existing curb cut as well as new interior landscaping.

Site Information:

Zone District                      Commercial Regional  
Building Height Limit            45'

Property Setbacks  
Front                                50'-0"  
Side                                 25"  
Rear                                 25"

Parking

- o 1 space required + 40' of stacking behind each bay
- o 32 spaces provided

Site Coverage

- o Total Site Area:                      70,477 sf (~1.618 acres)
- o New Building Footprint:            5,255 sf
- o New Concrete Sidewalk:            1,723 sf
- o Existing Concrete Sidewalk       1,357 sf
- o New Concrete Parking:            24,434 sf
- o New Concrete Curb                 969 sf
- o Total Coverage:                      33,738 sf
- o Percent Coverage:                 ~47.9%

Building Height                      30'  
Exterior Materials                    mix of metal paneling, metal framing, colored cmu, wood siding and clear glaze

Alternative Parking Plan Request:

Please find the proposed justification for an alternate parking plan to reduce the required parking planter from every 15 spaces, as required in the LDC chapter 6, to be every 16 spaces.

Alternative Parking Plan Justification:

The project is proposing two rows of 16 spaces without any internal landscape islands in the parking lot, however, each row of parking is capped with landscape islands on the perimeter. Super Star Car Wash is asking for the requirement of a landscape island every 15 spaces or fewer to be

Alternative landscape request is not necessary - based on the plan submitted, it would appear that three corners are being provided, which fulfills the requirement in LDC Sec. 6.2.2(C). Please remove the alternative landscape request.

reduced to every 16 spaces or fewer for this project as it creates hardship of reducing two parking spaces.

Typically, Super Star Car Wash likes to have 40 or more spaces for their sites to ensure all users can use the vacuum stations after using the car wash. As seen in the TIS "Super Star Car Wash – Intermediate Traffic Impact Study, Falcon Marketplace – Falcon, CO" the Saturday peak hour trips entering the site is 75 vehicles. With that number of vehicles entering the site per hour the entirety of the 32 proposed parking spaces will be needed for users to park in the vacuum stations during their visit to the site. By removing two parking stalls and adding two landscape islands it will constrain this site more than desired.

The alternative parking option will not detract from the overall continuity, connectivity, and convenient proximity for pedestrians as the pedestrian access to this site will be coming from the west of the site. The aesthetic impact along the public ROW & surrounding neighborhood will not be affected by this change as the parking is in the center of the site and there will be perimeter landscaping surrounding the site as a buffer from the ROW. There will be no physical impact on any facilities serving alternative modes of transportation by making this change. The site currently exceeds the minimum required landscape area for its zoning and therefore does not have a detrimental impact on natural areas or features. Changing from a parking island every 15 spaces to every 16 spaces or fewer will not affect the handicap parking ratios.

We believe that this submission meets your requirements. Please let us know if any additional information is needed.

Sincerely,

**Bowman Consulting Group, Ltd.**

Thomas Pannell, P.E.

Sr. Project Manager