



Drexel, Barrell & Co.

November 17, 2022

El Paso County Planning & Community Development
Attn: Ashlyn Mathy, Planner
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Engineers/Surveyors

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RE: Letter of Intent
PCD File No: PPR-22-049
Lot 6, Falcon Marketplace Site Development Plan
7565 Falcon Marketplace (Tax schedule #5301403002)

Ms. Mathy,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Site Development Plan submittal for Lot 6, Falcon Marketplace, on behalf of Dungan Design Group, LLC.

The approximately 1.04 acre site will consist of a fast-food restaurant property with associated parking and landscaping.

Location and Zoning

The project is located at the northwest corner of Meridian Road and E. Woodmen Road, specifically Lot 6 in the Falcon Marketplace development. The property is currently zoned as CR (Commercial Regional).

Existing Facilities

The existing site has recently been over lot graded as part of the Falcon Marketplace overall development, and remains undeveloped. The site currently slopes from north to south at approximately 2%. Utility stubs have been installed to the southern property line for water and sanitary sewer. A storm sewer stub is provided to the northwest corner of the lot.

Proposed Facilities

The proposed development will consist of an approximately 2,313 sf fast-food restaurant building, with a pick-up lane, associated parking and landscaping. The site will have a single shared driveway access with Lot 5 from Falcon Market Place, with connectivity to the north to Lot 5 and to the south to Lot 7, coordinated with neighboring lot developers.

The site proposes a "Chipotle" in place of a traditional drive-through. Diners will order and pay for food ahead on their phone app or computer, a minimum of 15 mins prior to pickup at the window. There is no order board for ordering, no speakers in

the drive aisle and no preparation of food or cash transactions at the pickup window. Two pull-ahead parking spaces are also provided across from the pickup lane.

The proposed use for Lot 6 does not match the designated in the full Traffic Study for the overall development. However, by tracking some reassignment of lot uses by previous submittals it can be shown that this use is available. There was a swap between Lots 4 and 6 proposed by Kimley Horn in their traffic memo submittal for Lot 4 on 5/27/21. As such the traffic memo prepared for this use confirms that the original traffic conditions assumed by the study will not be adversely affected by this change in use.

Land Development Code Compliance

The proposed development is in compliance with the land uses proposed for the approved Falcon Marketplace development, which in turn is in conformance with the Land Development Code and use standards for the Commercial Regional (CR) zoning. The site landscaping is required to follow the plan approved with the overall Falcon Marketplace development.

Traffic / Access / Noise

Access to the site is as described above, and is consistent with the Traffic Report prepared for the overall Falcon Marketplace development. A Traffic Memo was completed as part of this submittal, and as noted above identifies that the traffic conditions are consistent with those assumed in the overall study.

In addition, the developer is responsible for a pro-rata share of the offsite roadway improvements associated with the Falcon Marketplace development. This share is estimated to equate to \$4,541.00 for the cost of four roadway improvements. The estimates are further detailed in the Traffic Memo.

The site is located within the Woodmen Road Metropolitan District boundary. Payment of fees will be required prior issuance of building permit.

Utilities

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

Drainage/Floodplain

Stormwater quality and detention is provided as part of the overall Falcon Marketplace development. The detention basin to the south of Lot 7 will provide for water quality before discharge into the public system.

The site is not currently located within a 100-year floodplain as determined by the FEMA floodplain maps.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

Owner:

Evergreen – Meridian & Woodmen, LLC
2390 E. Camelback Rd, Suite 410
Phoenix, AZ 85106
602-808-8600 phone
rperkins@evgre.com

Developer:

Dungan Design Group, LLC
8826 Santa Fe Drive
Overland Park, KS 66212
913-341-2466 phone
BGray@ddg.bz

Consultant:

Drexel, Barrell & Co.
Mr. Tim McConnell, P.E., Principal, Regional Manager
3 South 7th Street
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719-260-0887 phone
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We trust you find our application for the Lot 6, Falcon Marketplace Site Development Plan acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



Drexel, Barrell & Co.
Tim D. McConnell, P.E.
Principal, Regional Manager