



# Drexel, Barrell & Co.

August 30, 2022

El Paso County Planning & Community Development  
**Attn: Kylie Bagley, Planner**  
2880 International Circle  
Colorado Springs, CO 80910  
719-373-8562 direct

Engineers/Surveyors

Boulder  
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Greeley

3 S 7<sup>th</sup> Street  
Colorado Springs, CO 80905

719 260-0887  
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**RE: Letter of Intent PPR-  
Lot 6, Falcon Marketplace Site Development Plan  
7565 Falcon Marketplace (Tax schedule #5301403002)**

Ms. Bagley,

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 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 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 further detailed in the Traffic Memo.

#### **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.

### **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](mailto: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 7<sup>th</sup> Street  
Colorado Springs, CO 80905  
719-260-0887 phone  
[tmccConnell@drexelbarrell.com](mailto:tmccConnell@drexelbarrell.com)

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,

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized "M" and "C".

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