



501 S Cherry St
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Letter of Intent – Major Site Development Plan:

Entitlement and Engineering Solutions has prepared the attached Major Commercial Site Development Plan submittal on behalf of Kum and Go LC. The development is proposed on Lot 2 of the Pedrick – Eckerd Filing No. 3 and contains approximately 1.29 acres (56,190 sf) with an assigned address of 675 Security Boulevard, Colorado Springs, Colorado 80911. The property is zoned CC Cad-O and currently is a vacant commercial lot. The plan proposes for the development of a 3,962 SF Kum and Go Convenience Store Building with 6 MDP fueling canopy with its associated parking, landscaping, and drive aisles. The site is located at the north corner of the existing Security Boulevard and Main Street Intersection and aims to provide convenience store services with fueling capability for the surrounding neighborhoods. Three (3) to five (5) employees area anticipated per shift with hours of operation to be 24-hours.

In the existing condition the site consists primarily of an asphalt and a small drive-thru coffee stand. Lot 2 is bounded by existing commercial developments consisting of Ross Dress for Less, Security Discount Liquor, H&R Block, Comfort Dental, Hair Therapy, Hairdresser, First Cash Pawn, Tobacco Shop, Laundromat, and Sonic Drive-In to the north and east, Main Street to the south, and Security Boulevard to the west. A Kum & Go Convenience Store and Fueling Station is compatible with the other existing uses.

The site main circulation will come from two access points, one along Security Blvd and the second along Main Street. A deviation from Code is requested and currently under review for deviation request for the access locations and for the movements to be right-in/right-out. The development team will continue to work with County staff to address deviation request comments and incorporate any modifications to the design as a result.

Per the El Paso County General Development Standards, the parking requirement for the Gasoline Station/Convenience uses is 1 space per employee on maximum shift + 3 spaces per fueling stall. Based on this requirement the required parking is 23 parking stalls. The proposed development provides a total of 23 stalls with 22 standard and 1 ADA Van Accessible parking stalls.

The proposed site improvements comply with historic drainage patterns and provide onsite water quality and detention. The proposed water quality and detention facility is proposed to be an underground system and require a pump for release due to lack of surrounding storm infrastructure. A deviation request for the use of underground water quality is under review with the County. The development team will continue to work with County staff to address deviation request comments and incorporate any modifications to the design as a result.

The project site is located within a 100-year floodplain. As a result, the site has been designed to place the structure finished floor a minimum of 12" above the base flood plain elevation. It has also been confirmed with PPRBD floodplain manager that a CLOMR/LOMR is NOT a requirement of this project since we will not be within a floodway.



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Landscaping is proposed in conformance with the El Paso County LDC and is comprised of a mixture of native and naturalized evergreen and deciduous plantings. An automatic irrigation system will also be provided with efficient spray heads for the seeded areas and drip lines for the shrub and perennial areas.

New utilities services will be required for the proposed structure including a 1.5" domestic water service, gas, and electric service, and a 4" sanitary service with 1,000-gallon grease interceptor.

There are two deviation requests currently under review with the county. The deviation requests include:

- Deviation to the El Paso County Criteria Manual Vol. 2 code – Section 4.1 stating that water quality detention is not to be incorporated into underground facilities. The code specifically states “At this time, water quality detention is not to be incorporated into underground detention facilities, such as installation of buried large-diameter pipe sections, stone trenches, underground “infiltrating” devices, etc.” This development is proposing to incorporate the water quality volume in the underground detention facility due to site constraints.
- Deviation to the Engineering Criteria Manual standards Table 2-7 – Roadway Design Standards for Urban Collectors and Locals. This table references table 2-35 for access design. The code requires a minimum of 595' between access points of distance from the access point to an intersection. Per table 2-5 in the ECM standard access is not allowed for a Major Collector roadway. This development is proposed a right-in/right-out access on Security Boulevard and a right-in/right-out access on Main Street. Both of the proposed accesses do not meet the spacing requirement and a deviation is being requested due limited site access and parcel size.

This project shall conform to all other applicable standards and shall be compatible with the surrounding properties. Also, road impact fees might be applicable at Building Permit.

Please contact us if there are any additional questions.

Sincerely,

Entitlement & Engineering Solutions, Inc.

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