



DEVELOPMENT

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## WHATABURGER OWL PLACE: SITE DEVELOPMENT PLAN

### LETTER OF INTENT, PPR2434

**SEPTEMBER 23, 2024**

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**OWNER:** Meridian & Owl X LLC  
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**DEVELOPER:** BurgerWorks Colorado LLC  
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### **SITE DETAILS**

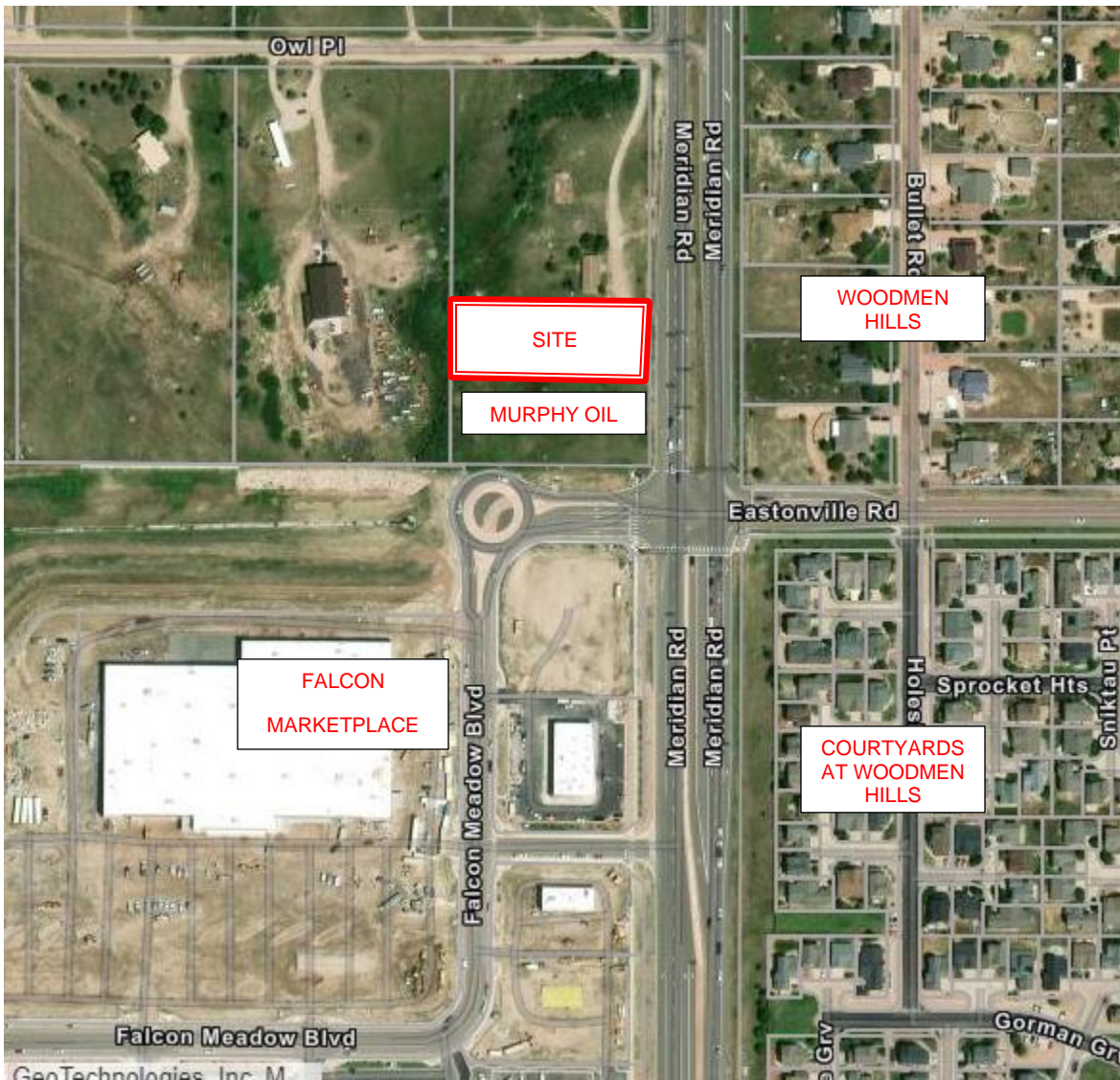
- TSN: 5301001015
- Address: 11745 Owl Place (Lot 2, Owl Marketplace)
- Acreage: 1.02 Acres
- Current Zoning: CS (Commercial Services)
- Current Use: Single-Family Residential / Vacant

### **APPLICATION REQUEST**

- HR Green Development, LLC on behalf of BurgerWorks Colorado, LLC requests approval of a Site Development Plan application for a proposed Fast-Food Restaurant on 1.02-acres within Lot 2, Owl Marketplace.

**SITE LOCATION**

The site is located northwest of the Meridian Road and north of the new Eastonville roundabout entry drive into the Falcon Marketplace. The proposed Whataburger application is within Lot 2 of the Owl Marketplace replat and is just north of the proposed Murphy Oil Gas Station that is currently in review.





## **PROJECT DESCRIPTION**

### *Zoning*

The current El Paso County Zoning for the subject property is identified as CS (Commercial Services). The proposed Fast-Food Restaurant use is an allowed use within the current zoning district. The proposed use is also in keeping with the project planning trends within the surrounding area. To the south, is the new King Sooper shopping center within the existing CR (Commercial Regional) Zoning District. As previously mentioned, there is a current Replat (Owl Marketplace Filing No.1) in process through EPC which subdivides the existing parcel into four commercial pad sites. It is anticipated that similar commercial uses will be developed on the two proposed lots to the north of Whataburger.

### *Site Development Plan*

The current site for the proposed application is vacant and ready for in-fill development. Per the EPC process, a request has been made for the approval of the Whataburger Site Development Plan. All necessary reports and plan documents have been submitted for consideration and review. Additionally, all requirements outlined within the current Land Development Code for EPC have been met or exceeded with the current application. The proposed order boards and canopies for the associated used have been placed appropriately to face Meridian Road preventing unwanted noise pollution onto the adjacent properties. A site-specific photometric plan, prepared by Chiartano Engineering Group, has also been provided with associated details.

### *Access / Parking*

The primary access point for the proposed Whataburger site will be off a proposed shared access road, Meridian Park Drive. A sixty-foot shared access easement with the Murphy Oil Gas Station to the south is also identified on the SDP submittal. The completion of this access easement/drive will be done with the Murphy Oil application. Additionally, a shared drive has been proposed continuing north along Meridian Park Drive to the future commercial pad sites to the north. This continuation of this drive will be shown on future applications and the appropriate lot owners to the north will be required for the construction. Per the Land Development Code, 1 parking space per 100 SF of gross floor area is required for the fast-food restaurant use. This requirement generates thirty-five parking spaces required and two ada parking stalls. On the proposed SDP, there are forty-one parking spaces identified and two ada parking stalls at the entrance of the building for easy access. Circulation throughout the site provides adequate sizing for fire department to serve the property if needed and for future deliveries that are anticipated for this use.

### *Utilities*

A site-specific utility plan, prepared by Drexel, Barrell & Co., has been submitted concurrently with the SDP application. This utility plan shows internal connections on the site that will ultimately connect into future main lines within Meridian Park Drive. A ten-foot utility easement and an additional ten-foot MVEA easement



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have been provided along the western boundary preserving space for future utility needs. Electric services will be provided by Mountain View Electric, gas services will be provided by Colorado Springs Utilities, and water / wastewater will be provided by the Woodmen Hills Metropolitan District.

### *Drainage*

A drainage letter and stormwater management plan, prepared by Drexel, Barrell & Co., has been submitted with this application showing conformance with the current EPC standards. The existing drainage ditch along Meridian Road will remain to convey off-site flows and release at historical rates. All proposed drainage facilities meet or exceed the current EPC standards.

### *Landscaping*

Landscaping for the proposed Whataburger site has been shown on the provided Landscape Drawings within the SDP application. A twenty-foot landscape setback along Meridian Road and ten-foot landscape setback along Meridian Park Drive have been identified on the landscape drawings. Due to an existing public improvement easement along Meridian Road and required utility easements along Meridian Park Drive, the required landscape trees are not feasible as they are not allowed within those easements. The required five-percent internal landscaping has been met with appropriate internal trees and shrubs on site. Three motor vehicle trees are required on-site based on the number of parking spaces provided. Additionally, appropriate landscaping along the proposed drive-thru lanes has been identified to buffer the future vehicle traffic from the adjacent lot to the north. An alternative landscape design request has also been made for the sixteen parking stalls that face Lot 1 to the south. One motor vehicle tree is required for these stalls but has been left out due to turn configurations that are needed for the quick-serving restaurant. Striping the end stalls rather using vertical curbs will prevent damage and on-going maintenance on the site. Both Lot 1 and Lot 2 will have larger 18-wheeler vehicles making deliveries to their stores.