



EES

**Entitlement and Engineering
Solutions, Inc**

January 18, 2018

El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, Colorado 80910

**RE: Letter of Intent for Lot 1 of Academy Gateway Subdivision Proposed 7-Eleven
Proposed Gas Station, Convenience Store, and associated parking**

Dear Ms. Parsons,

Thank you for the opportunity to submit the attached plans for a Major Commercial Site Development Plan. The following is a narrative of the proposed development and includes further regarding the initial submittal and project design intent.

On behalf of 7-Eleven, Inc., EES is pleased to submit our application and required documents to your office for consideration as we continue the process of seeking approval for our Major Commercial Site Development Plan. The intent of this project is to develop the 1.31 acre parcel known as Lot 1 within Academy Gateway Subdivision Filing No.1. The overall development of overlot grading and trunk infrastructure has been reviewed and approved by El Paso County as designed by Classic Consulting Engineers and Surveyors. The development associated with this application will be specific to Lot 1 and include the development of a proposed 7-Eleven Gas Station and Convenience Store. The property is zoned CS, Commercial Service. The plan proposes the development of a 2,940 SF convenience store and 6 MPD fuel canopy. Three (3) employees are anticipated for the maximum shift with hours of operation of 24 hours per day. The site is located off Struthers Rd. which is designated as a main north/south corridor that runs parallel to I-25 and provides mixed-use commercial services for the surrounding neighborhoods. The proposed use and its location meet the intent set forth in Chapter VI, Sub-Area 10 Glen Eagle-Academy View, of the 2000 Tri-Lakes Comprehensive Plan.

The site is an undeveloped pad site within the Academy Gateway Center located at the northwest corner of Struthers Road and North Gate Boulevard. Adjacent land uses to the site consist of multi-family residential to the north/northeast across Struthers Road, vacant land to the south and west. Future mixed-use commercial is proposed within the remainder of the Academy Gateway Subdivision. Fuel use and convenience is compatible with the other proposed uses.

The site's main circulation will come from access along Gleneagle Gate View Drive and the internal private drives connected to Struthers Rd. No direct access is provided to Struthers Rd. A deviation from the Code is requested for the north access to the private drive provided by the master developer. The ECM specifies a minimum distance for driveways from intersections to be 200 ft. This is typical for a public roadway however this is a private drive. It was discussed at the EA meeting that every attempt would be made to maximize the distance to the drive however a 200 foot setback would greatly limit the site to only one access point and not allow for any flexibility in circulation patterns. Additionally, this access location was coordinated with Lot 2 in order to provide consistency with this setback as well as minimize adverse traffic impacts.

Per Table 6-2 of the El Paso County Land Development Code, the minimum parking required for Retail General is 1/250 SF, or 12 spaces with one (1) accessible space required per table 6-3. The site plan provides 14 parking



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spaces including one (1) van accessible space. In addition, vehicles may park at the fueling pumps, however this was not included in the parking total. One (1) bike parking rack is required (5% of total required parking per LDC) and is included with this site plan. Direct fire truck access is provided through the site with the access points as designed. Per the Academy Gateway design plans, a proposed fire hydrant is shown at the southwest corner of Lot 1. An ADA accessible pedestrian connection to the public way is proposed to connect Lot 1 to the 6 foot wide sidewalk along Struthers Road.

The building design utilizes a variety of materials consistent with the Academy Gateway Center standards. The different materials will provide a well-balanced look through the use of multiple textures and colors. The western facing store entrance will maximize views of the US Airforce Academy and the Rampart Range. The proposed trash enclosure will be screened with walls to block views from the main circulation and view corridors. The enclosure will be constructed of similar materials and colors that complement the building and will be screened by landscaping on 3 sides. An access gate will be provided and painted a color complimentary to the building.

Landscaping is proposed in conformance with the Academy Gateway Design Standards and the El Paso County LDC and is comprised of a mixture of native and naturalized evergreen and deciduous plantings that will provide seasonal interest throughout the year. Landscaping along North Gate Blvd and Struthers Road will provide screening of the building, parking, and trash enclosure from the residential property across Struthers per the El Paso County Land Development Code.

Minimal noise or odors are anticipated and must adhere to state and federal air quality requirements per necessary permitting for a fuel station.

The Road Impact Fee for this development to be paid upon Building Permit issuance is \$23,855.16. Per the El Paso County assessment of these fees in the Convenience Commercial category the rate of fees is \$8,114 per 1,000 square feet of building area. The proposed building is 2,940 square feet.

We look forward to seeing this project through to completion, recognizing that this application is the first step in the process towards working with the County to reach the mutually beneficial project goals. If there are any questions or concerns, please feel free to contact me directly via phone 303.229.1429 or email lauren.root@ees.us.com. Thank you in advance.

Respectfully Submitted,

Sean McIntosh PE, LEED AP
EES – Senior Civil Engineer