

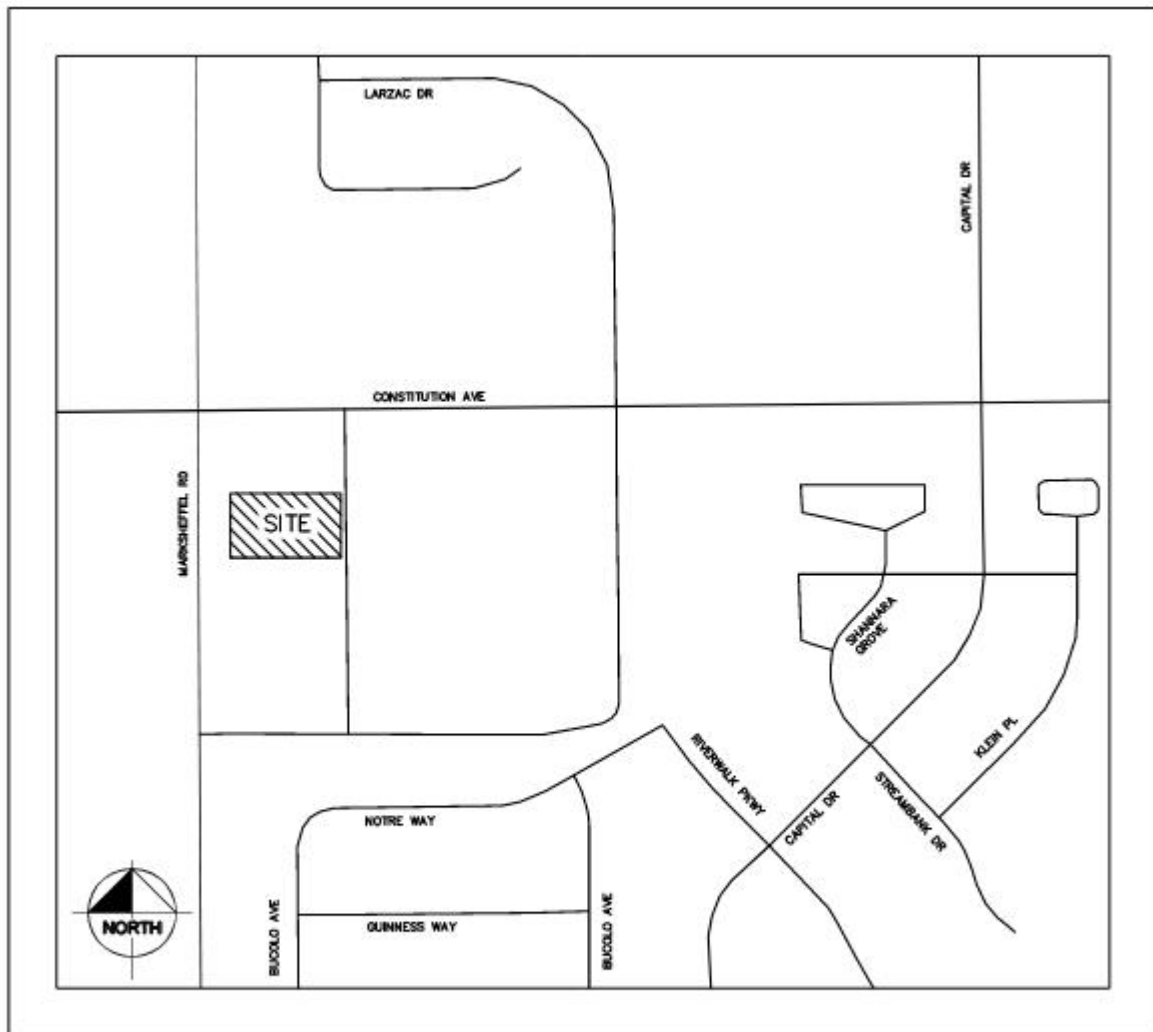


Please revise to include request and justification for alternative landscape plan per the criteria for same in LDC Ch. 6. Please refer staff comments on the Landscape Plan PDF.

March 17, 2021

El Paso County Planning and Community Development  
Attn: Nina Ruiz – (719) 520-6313

RE: ***Brakes Plus - Letter of Intent – Special Use Permit & Site Development Plan – Claremont Ranch, Lot 1***



VICINITY MAP  
(NOT TO SCALE)

Prepared By:  
Kimley-Horn and Associates

**Developer:**

Brakes Plus, LLC  
6951 South Blackhawk St #700  
Englewood, CO 80112

**Civil Engineer/Landscape Architect/Traffic Engineer:**

Kimley-Horn and Associates  
4582 South Ulster St #1500  
Denver, CO 80237

**Surveyor:**

Altura Land Consultants  
6950 S Tuscon Way, Unit C  
Centennial, CO 80112

## **SITE LOCATION, SIZE, ZONING**

The project is located on the southeast corner of Constitution Avenue and Marksheffel Road, specifically Lot 1 in the Claremont Ranch development in Colorado Springs, CO. The project resides on an approximately 0.776-acre site, currently zoned as CR (commercial regional).

## **REQUEST & JUSTIFICATION**

The applicant is requesting that the City accept a Site Development Plan (SDP) and Special Use Permit (SUP) for a proposed Brakes Plus Store. The Brakes Plus Store falls within the auto service/repair use which requires approval of a SUP within the Commercial Regional (CR) Zone District.

In addition to the Brakes Plus Store, the proposed project includes parking, landscaping and required utilities for standard operations by the applicant. The proposed retail development will provide additional commercial support to the community and the surrounding region as this area of El Paso County continues to grow.

## **EXISTING AND PROPOSED FACILITIES & STRUCTURES**

**Existing site characteristics:**

The existing site is vacant/undeveloped with the exception of recent over-lot grading as part of the Claremont Ranch Master Development. The site currently slopes from northeast to southwest at approximately 2.5%. Utility infrastructure has been provided within the eastern private drive from the previously constructed water, sanitary, and storm mains in the Claremont Ranch right-of-way.

**Proposed Infrastructure and Utilities**

The proposed development associated with the SDP will include an approximate 4,839 SF Brakes Plus Store, employee and customer parking, landscaping and utilities. The Site will be accessed by two shared accesses to the northwest and southwest of the building. The driveway will be shared with a ENT Bank to the north and a Starbucks to the south.

Water and wastewater municipal services for the development will be provided by Cherokee Metropolitan District. Water and wastewater services will connect to existing stubs provided by the master developer.

Utility and public services will be provided by the following associated districts:

- |                       |   |
|-----------------------|---|
| 1. Water:             | Cherokee Metropolitan District                                |
| 2. Wastewater:        | Cherokee Metropolitan District                                |
| 3. Gas:               | Colorado Springs Utilities                                    |
| 4. Electric:          | Mountain View Electric Association                            |
| 5. Fire:              | City of Falcon Fire Department                                |
| 6. Police Protection: | Falcon Division of City of Colorado Springs Police Department |

Stormwater Water Quality and Detention is already provided as part of the master development. A full spectrum detention area is located at the southern portion of the Claremont Ranch Filing No. 9 Development.

### **Proposed Open Space/Common Areas:**

A variety of trees, shrubs and groundcovers are proposed for this site to meet the requirements of El Paso County and to provide an aesthetically pleasing retail development. Landscaping will be provided adjacent to all property lines, with the exception of the property lines that runs through the middle of the shared access driveways.

### **Traffic and Proposed Access Locations**

Access to the site will be provided via two shared driveways connecting to Bank and Starbucks on the north and south boundaries of the site respectively. The development has been included in the Traffic Report prepared for the Master Development as well as in a Traffic Compliance Letter by Kimley-Horn and Associates submitted with the Special Use Permit.

### **Phasing Plan**

The proposed development will not be phased.

## **IMPACTS ASSOCIATED WITH THE SITE DEVELOPMENT PLAN**

### **Floodplain**

The proposed development and associated improvements do not lie within the 100-year floodplain. The nearby floodplain boundaries are in the process of being updated and the site will remain outside of the 100-year floodplain.

### **Wetlands and Wildlife**

There are currently no known man-made or natural features or constraints that require mitigation. This includes wildlife, wetlands, soils, geologic hazards and wildfire hazards.

## **Air Pollution**

By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Construction practices will adhere to the El Paso County Health Department as well as Colorado State Departments codes and regulations.

## **Water Pollution**

By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. A Grading and Erosion Control Plan and Stormwater Management Plan will be in place prior to the initiation of construction.

## **Noise Pollution**

The primary generators of noise at the proposed development will consist of vehicle noise as vehicles enter and leave the site as well as shop noise associated with auto repair. It is not anticipated that the noise levels at this development will exceed El Paso County Standards. The noise from this development will have little or no negative impacts on surrounding properties.

## **Visual Assessment**

The proposed development will not have an adverse visual effect on the surrounding properties. Proposed landscape buffers and building setbacks will provide visual enhancements both within and outside of the Site. Views to the north, west and south will be relatively unobstructed by the development.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (720) 636-8273 or [Emily.Felton@kimley-horn.com](mailto:Emily.Felton@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Emily Felton, P.E.  
Civil Engineering Project Manager


# Letter of Intent\_V1.pdf Markup Summary

Sophie Kiepe (1)

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by Development

- Special Use Permit & Site Development Plan -

**Subject:** Callout  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 4/19/2021 4:31:37 PM  
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