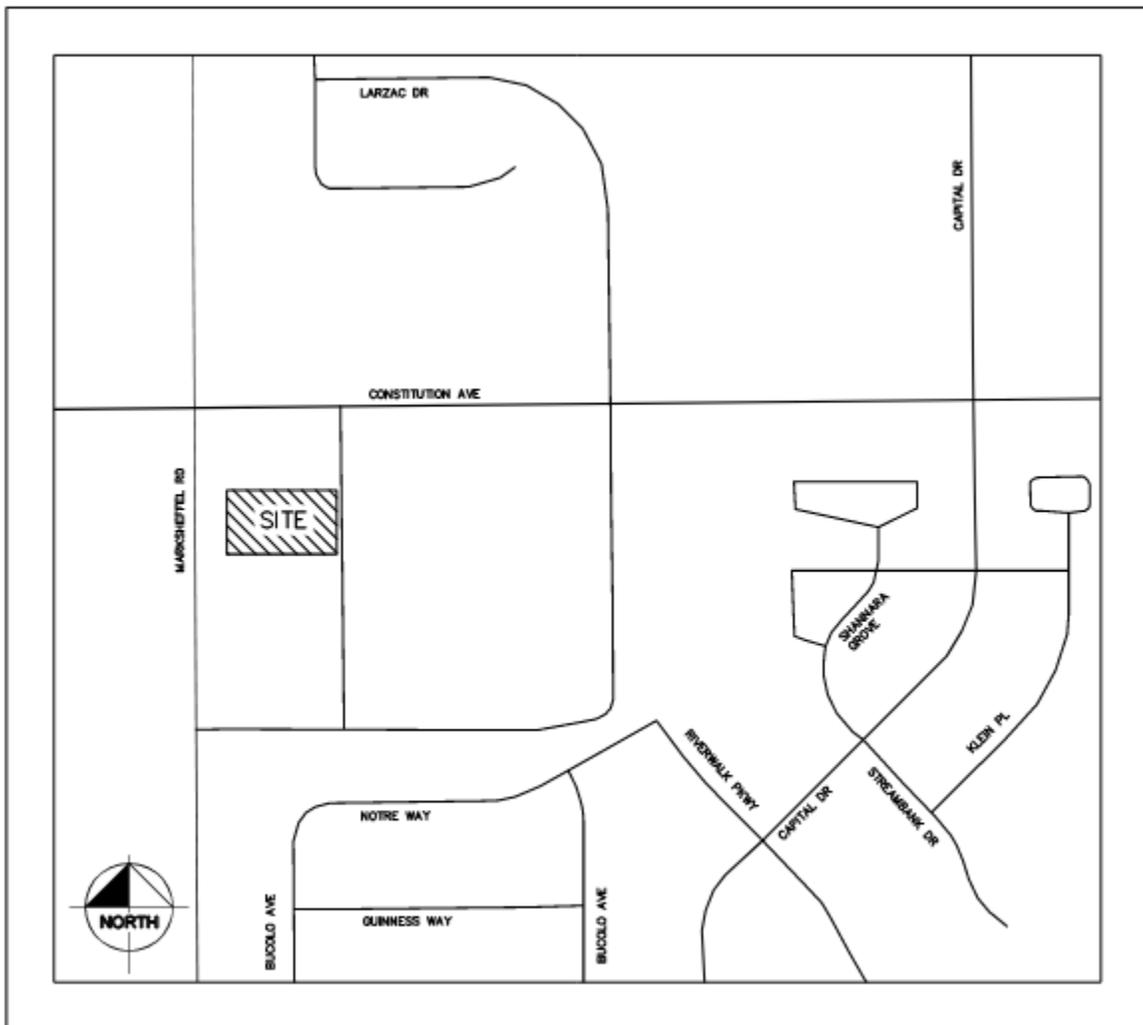


July 30, 2021

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.

The developer of Claremont Ranch Marketplace, Evergreen, recorded a Common Operating and Reciprocal Easement Agreement (COREA) recorded on January 20, 2016 (Record #216005845). Within this document, cross parking is allowed to occur between parcels of the Claremont Ranch Marketplace development solely for the benefit of the customers as employees are required to park on the parcel of the business they work for. The easement is non-exclusive and solely for the benefit of the customers. In addition, according to the Approved SDP for the northern adjacent property (Ent – PCD File No. PPR-18-012), the 11 parking stalls they have off-site are not necessary to meeting their parking need and the demolition of these stalls should not prohibit Brakes Plus Store development.

The applicant is requesting that the City accept an Alternative Landscape Plan for the proposed Brakes Plus Store. The Alternative Landscape Plan includes a 33% tree substitution on Marksheffel Road (principle arterial) due to easement conflicts within the landscape setback. The Plan also includes a 100% tree substitution along the private, non-arterial road on the East side of the site due to a utility easement conflict within the landscape setback. In addition to these tree substitutions along the landscape setbacks, the Plan also proposes a 100% tree substitution within the internal landscape due to a utility easement conflict. Trees will be substituted with 5 gallon shrubs at the rate of 10 shrubs per 1 tree.

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.

Reciprocal Parking Agreement

The site is part of a Common Operating and Reciprocal Easement Agreement (COREA) over the parcels owned by Evergreen. The stalls constructed by ENT on the north of the site were built with the understanding that they could be modified at the time of development.

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 should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Emily Felton, P.E.
Civil Engineering Project Manager