



Drexel, Barrell & Co.

November 30, 2021

El Paso County Planning & Community Development
Attn: Mercedes Rivas, Planner
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Colorado Springs, CO 80910
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Engineers/Surveyors

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**RE: Letter of Intent
Lot 7, Falcon Marketplace Site Development Plan
7555 Falcon Marketplace (Tax schedule #5301403003)**

Ms. Rivas,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Site Development Plan submittal for Lot 7, Falcon Marketplace, on behalf of Falcon Covenant Group.

The approximately 1.64 acre site will consist of a multi-tenant commercial property with associated parking and landscaping. No deviations or variances are requested at this time.

Location and Zoning

The project is located at the northwest corner of Meridian Road and E. Woodmen Road, specifically Lot 7 in the Falcon Marketplace development. The property is currently zoned as CR (Commercial Regional).

Existing Facilities

The existing site has recently been over lot graded as part of the Falcon Marketplace overall development, and remains undeveloped. The site currently slopes from north to south at approximately 2%. Utility stubs have been installed from the northern property line for water and sanitary sewer. A storm sewer stub is provided to the southwest corner of the lot.

Proposed Facilities

The proposed development will consist of an approximately 9,200 sf multi-tenant commercial building, with associated parking and landscaping. The site will be accessed by one driveway entrance from Falcon Market Place, connectivity to the west to Lot 8, and to the north to Lot 6 will also be provided and coordinated with neighboring lot developers.

Four different units are proposed: a dentist office; a nail salon; a sit-down/take-out food restaurant and a bank, from west to east respectively. The bank will also have a drive-thru facility associated with it.

The traffic study for the original development identified a drive-thru restaurant for Lot 7. The traffic memo prepared for this use confirms that the original traffic conditions assumed by the study will not be adversely affected by this change in use.

Land Development Code Compliance

The proposed development is in compliance with the land uses proposed for the approved Falcon Marketplace development, which in turn is in conformance with the Land Development Code and use standards for the Commercial Regional (CR) zoning.

Traffic / Access / Noise

Access to the site is as described above, and is consistent with the Traffic Report prepared for the overall Falcon Marketplace development. A Traffic Memo was completed as part of this submittal, and as noted above identifies that the traffic conditions are consistent with those assumed in the overall study.

In addition, the developer is responsible for a pro-rata share of the offsite roadway improvements associated with the Falcon Marketplace development. This share is further detailed in the Traffic Memo.

Utilities

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

Drainage/Floodplain

Stormwater quality and detention is provided as part of the overall Falcon Marketplace development. The detention basin to the south of Lot 7 will provide for water quality before discharge into the public system.

The site is currently within the 100-year floodplain as determined by the FEMA floodplain maps. However, construction of improvements to modify the floodplain has been completed. The LOMR has been approved by FEMA, and is now in the regulatory 90-day appeal period.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

Owner:

Evergreen – Meridian & Woodmen, LLC
2390 E. Camelback Rd, Suite 410
Phoenix, AZ 85106
602-808-8600 phone
rperkins@evgre.com

Developer:

Falcon Covenant Group, LLC
2044 California Ave
Corona, CA 92881
951-582-5745 phone
Margetichj@pacden.com

Consultant:

Drexel, Barrell & Co.
Mr. Tim McConnell, P.E., Principal, Regional Manager
3 South 7th Street
Colorado Springs, CO 80905
719-260-0887 phone
tmccConnell@drexelbarrell.com

We trust you find our application for the Lot 7, Falcon Marketplace Site Development Plan acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



Drexel, Barrell & Co.
Tim D. McConnell, P.E.
Principal, Regional Manager