



Date: 02-14-2023

Project Name: Retail Paint Store – 11695 Meridian Market View.

Property Address: 11695 Meridian Market View Road, Peyton, CO 80831

Property Tax No.: 5312101015

Agent/Project Manager:

Ridgetop Engineering
541 E. Garden Drive, Unit N
Windsor, CO 80550
Mike Beach
970-663-4552
mbeach@ridgetopeng.com

Applicant/Developer:

Wall Development Group LLC
4201 E. Yale Ave, Suite 140
Denver, CO 80222
Alicia Khine
949.302.4291
akhine@walldevgroup.com

Ownership:

The applicant is a contract purchaser pursuant to a contract with FirstBank. First Bank of El Paso County, a Colorado Corporation
11695 Meridian Market View
Peyton, CO 80831
Pete Whalen
303.231.2034
Pete.Whalen@efirstbank.com

Proposed Use: Sherwin Williams Retail Paint Store

Land Area: 1.05 acres

Project Summary:

The Retail Paint Store is proposed on the currently vacant building (former First Bank). The property is currently zoned as CR- Commercial Regional that allows the proposed use (Retail



Paint). The existing driveway to the south of the existing building will be modified for the proposed use. Four (4) of the existing parking spaces will be lost due to the new driveway configuration. However, the number of car parks provided (26 spaces) is above the required number (18 spaces).

The existing building footprint (approximate 4500 sf.) will remain as it is, however, interior tenant improvement works will be required for the development. A new loading door will be added to the north façade.

Site work will consist of removal of approximately 170 LF of curb and gutter. Approximately 100 LF of new curb and gutter will be installed. The two islands being removed will be sawcut around and this area will be replaced with asphalt. Two parking lot lights will be shifted over to accommodate the delivery trucks. The existing fire hydrant will be shifted to the north as well approximately 10 LF to accommodate the delivery trucks.

Zoning:

The property is currently zoned as CR- Commercial Regional. The proposed use (Retail Paint) is allowed under the CR- Commercial Regional.

Access and Traffic:

The parcel currently obtains access through an existing driveway off Meridian Road. The proposed Sherwin-Williams store will generate equal or fewer traffic trips than the former First Bank.

Utilities:

All existing utilities including water, stormsewer, stormwater, gas, and electricity will remain AS-IS.

Conclusion

The proposed development will have little or no impact on adjacent land. The proposed use is consistent with El Paso County's CR-Commercial Regional requirements.

With the proposed minor site modifications with the total land disturb areas of approximately 1900 square feet, we do not anticipate any adverse drainage pattern changes. Runoff will continue to flow in the current flow directions as exist today. Only minor work related to relocating of existing fire hydrant is to be done on the adjacent which is granted under the existing utility access easements.

The site has been vacant for a while; thus, the proposed project will add commercial service to neighboring communities and will generate income for the County.