



LAND DEVELOPMENT
CONSULTANTS, LLC

March 10, 2022

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

Re: Letter of Intent – Site Development Plan Circle
K – Hwy 24 & Meridian, Falcon, Colorado
PPR-2230

To Whom it May Concern:

OWNER/APPLICANT NAME: CST Metro LLC, D.B.A. Circle K Stores Inc.
5500 South Quebec Street, Suite 100
Greenwood Village, Colorado 80111
720-341-7015 / zpericak@circlek.com

CONSULTANT: Land Development Consultants
950 South Cherry Street, Suite 512
Denver, Colorado 80246
303-717-3305 / sofia@ldcaz.com

PROPERTY ADDRESS: 6970 Meridian Sol Drive
Falcon, Colorado 80831

PROPERTY TAX SCHEDULE: 5312402016, 5312402015, 5312404003, 5312405005, 5312405003,
5312403003, 5312403004

CURRENT ZONING: CURRENT: C-2 - parcel 5312402016. R-5 Rural residential -remaining parcels.
PROPOSED: CC for all parcels

PROPOSED REQUEST: Circle K is proposing to raze and rebuild an existing Circle K convenience store. This proposal includes building a new 5,200 square foot convenience store with associated single stack 7 fuel dispenser canopy and carwash.

This request is made with the intention of the project being in compliance with all applicable federal, state, and local codes, laws, and ordinances and all ADA applicable standards requirements as well as EPC LDC and Master Plan.

PROPOSED USE: The proposed Circle K will be in compliance with all applicable commercial zoning requirements for retail sales and service establishments. Convenience stores are allowed under the CC zoning. The El Paso County Master Plan is designed to accommodate and serve the needs of the residents by offering a framework for zoning as well as, among other items, commercial development. The growth planned and expected for El Paso County will be guided by the Master Plan. This Circle K will serve the modern community by offering clean and quick access to fuel, car wash and convenience shopping.

PROVISION OF UTILITIES: Circle K has been included into the Woodmen Hills Metropolitan District for water and wastewater and sewer. Mountain View Electric Association is the power provider.

TRAFFIC GENERATION: A separate traffic study has been done and is provided with this submittal.

REQUESTED ALTERNATIVES: CS213 - Rezone has been requested and approved for this project to bring zoning of all the parcels into one current zoning of CC.

VR223 - Replat submittal is being done to combine parcels into 2 larger parcels. One new parcel is for development of the new Circle K site and the other new parcel will better serve future development.

Land Development Consultants and Circle K is looking forward to working with El Paso County on this project. Please advise if additional information is needed.

Thank you.

LAND DEVELOPMENT CONSULTANTS



Sofia Hernandez
Project Manager