



Y|O|W ARCHITECTS

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Date: January 13, 2023

RE: Shops at Meridian Ranch 11810 Stapleton Drive
Site Development Plan Application

We are requesting a Site Development Plan application with El Paso County, this application shall include several items associated with that submittal along with a Final Plat to show what is being proposed. We intend to show a fueling station on the newly created Lot 2B. The 1.46 acre site has a tax number of 4230319056 and is zoned CR (Commercial Regional District). There are not any Overlay districts identified for this property.

This project is in general conformance with the goals, objectives, and policies of the Master Plan; this project adds a fueling station to the commercial center. The proposed subdivision is in conformance with the requirements of this Code. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the Final Plat area.

The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies, a water resources report prepared by Tech Contractors. Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities, we have provided a Wildfire Hazard Evaluation Report to answer this question. The subdivision will not interfere with the extraction of any known commercial mining deposit. The proposed methods for fire protection are adequate to serve the site, see the wildfire report mentioned above. A traffic impact study has been completed by LSC Transportation Consultants that shall show that the site will be designed to accommodate all additional traffic generated from the new lots. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints, we have looked into all of these aspects and addressed them in all aspects of design.

This application shall be reviewed under the criteria that the overall design principles implemented shall provide a safe, serviceable, and healthy living environment. The parcel shall be designed to allow for any allowed within the zone. The application shall comply with the zoning code. The design shall comply with the setback requirements, parking standards, and the overall design intent of the master plan. This application shall show a 12,000sf fueling station. This building shall be parked at a ratio of 1 space per 250 sf. This gives us a requirement of 48 spaces and we are providing 50 spaces.

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We feel that this project is harmonious with adjacent land uses and will serve community with a useful amenity for the community.

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Should you require any additional information, please contact me at 719.475.8133.