

July 20, 2023

El Paso County Planning Department  
2800 International Circle, Suite 110  
Colorado Springs, CO 80910

**Current Land Owner**

DTV MeadowBrook LLC  
106 S Kyrene TD #2 ; Chandler AZ, 85226  
Contact: Brian Zurek  
Phone:480-313-2724  
Email bzurek@firstcupaz.com

**Applicant**

Super Star Carwash  
1830 N 95th Ave, Suite 106 ; Phoenix, AZ, 85037  
Contact: Tim Varley and/or Alyssa Young  
Phone: 801-651-1748 ; 951-447-5851  
Email tvarley@sscwaz.com ; ayoung@sscwaz.com

Re: Super Star Carwash – Letter of Intent (Parcel Number 5405412007)

We are submitting this site plan application for review for a proposed Super Star Carwash located at the southwest corner of Marksheffel Road and Meadowbrook Parkway . The project has been designed to meet the El Paso County development standards and no alternative waivers are requested at this time. This site is currently being re-platted, and easements and surrounding improvements are granted as part of those approvals. It is not anticipated that additional easements will be required at this time. The property is currently zoned CS which the carwash is an approved use. The overall Owner (DTV Meadowbrook LLC) is currently platting the property and proposing the adjacent roadway and utilities that this site will be connected to. Those approvals are separate from this carwash site plan submission. The overall development has an approved traffic study and this submission has provided a traffic compliance letter. The proposed traffic for the carwash is within the thresholds of the overall master traffic study.

The proposed Super Star development is designed to meet the current Land Development Code by meeting the standards for a CS zoning district. The carwash is an approved use withing the CS zoning. The storm sewer, water, and sanitary sewer proposed will connect to the utilities stubs that will be provided to the site as part of the overall development. The traffic access will be provided to the adjacent private street. The private street to the west of the site will connect to Meadowbrook Dr. The private drive is being designed and constructed as part of the overall development.

This landscape plan is an alternative to the prescriptive landscape requirements per municipal guidelines, specifically the South Zone Boundary, (Non-street Zone Boundary) due to the presence of an existing 10'-0" easement along the entire 285'-1" property line of the project site. In lieu of the required 10 trees (1 tree/30LF), 10 shrubs per tree have been incorporated into the site plan. A total of 56 shrubs are proposed along the south border, maximizing the quantity in the available space. The remaining 44 shrubs have been provided in the northeast and northwest areas of the site.

The project is intended to start being constructed as early as the approvals can be obtained. The construction will take 4-5 months to completion. The site and building is currently planned to be owned by Super Star Carwash.

Thank you for your consideration and review of this development. Should you have any questions or need additional information, please feel free to contact me.

Thank you,



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