



WALL DEVELOPMENT GROUP

February 25, 2022

Planning Department
Town of Monument
645 Beacon Lite Road
Monument, CO 80132

Re: Monument Ridge Retail Paint Store Narrative

Dear Ms. Flynn,

Please accept the enclosed site plan submittal for the proposed development of Lot 5B in the Monument Ridge Development located at the southeast corner of W Baptist Rd and Struthers Rd.

Project Name: Monument Ridge- Retail Paint Store

Location: Lot 5B, Monument Ridge Replat No. 4, A Replat of Lot 5 Monument Ridge Final Plat

Agent/Project Manager:

Entitlement and Engineering Solutions, Inc.
501 S Cherry Street, Suite 300
Glendale, CO 80246
Michael Goodhue
617.818.7119
michael.goodhue@ees.us.com

Applicant/Developer:

WDG Baptist, LLC
4201 E. Yale Ave, Suite 140
Denver, CO 80222
Corie Fraker
720.907.9010
cfraker@walldevgroup.com

Ownership: The applicant is a contract purchaser pursuant to a contract with Ellsworth LLC.



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Ellsworth LLC
2207 Coyote Crest View
Colorado Springs, CO 80921

Proposed Use: 4,500 square foot retail paint store (single story)

Land Area: 0.73 acres

Project Summary:

The retail paint store is proposed on Lot 5B, Monument Ridge Replat No. 4, a replat of Lot 5 Monument Ridge Final Plat. The project will include extension of the private drive on the south side of the property and continuation of the retaining wall on the east side of the property. The proposed project includes a pedestrian connection to the sidewalk along W Baptist Rd. The parking will mirror the existing layout of the Autozone to create a cohesive transition between the two lots. The applicant would like to vacate the existing 20' public utility easement on the east side of the property to allow the construction of the proposed retaining wall.

Surrounding:

The subject property is surrounded by Baptist Road ROW to the north, Autozone to the west, an access drive and Monument Ridge Apartments to the south, and the Family of Christ Lutheran Church to the east, which is not a part of the Monument Ridge Development.

Zoning:

The property is currently zoned Monument Ridge PD. Retail is permitted as a use by right.

Use:

4500 sf Retail Paint Store

Access:

All vehicular access to the lot will be from a private access drive to the south of the property that connects to a private street to the west, Provident Point. The private road can be accessed via a $\frac{3}{4}$ movement on Baptist Rd and the full movement on Struthers Rd. The proposed project will construct the remaining portion of the access drive to the south.

Building Architecture:

The use of quality building materials, varied textures and harmonious colors is intended to capture the Monument Ridge Design Guidelines.



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Utilities:

Water and sanitary will be connected to the site via the existing 8" water line and 8" sanitary line located in the access drive south of the property.

Drainage:

The site will sheet drain West to the existing inlets on the Autozone lot which connects to the regional detention pond to the west as was its historical course.

Timeline:

Construction for the retail paint store will begin Fall 2022, be finished Winter/Spring 2023.

Conclusion

The proposed development will have little impact on adjacent land. Its land use is consistent with Monument Ridge PD. The site also has existing infrastructure to connect into, making effective use of the land and existing services. It will add commercial service to neighboring communities.

Please reach out with any questions or concerns regarding this submittal package.

Sincerely,

Corie Fraker

WDG BAPTIST, LLC
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