

## Letter of Intent

**To:** El Paso County  
Community Development

**From:** Galloway & Company, Inc  
Brynildr Halsten, PLA

**Re:** **Murphy USA 11745 Owl PI Gas Station & Convenience Store Site  
Development Plan**

**Owner:** **Meridian & Owl X LLC**  
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**PCD File:** **PPR24-xxx**

### **Site Details:**

TSN: TBD with recordation of Owl Marketplace Filing No. 1 Final Plat (County File # VR2321)

Address: TBD with recordation of Final Plat (County File # VR2321)

Acreage: ±1.1 Acres (Lot 1, Owl Place Marketplace Filing No. 1)

Zoning: CS

Current Use: Mobile Home on Lot 15 Falcon Ranchettes TSN 5301001015



## REQUEST

Galloway, on behalf of Murphy USA, requests approval of a Site Development Plan on approximately 1.1 Acres northwest of the intersection of Meridian Road and Eastonville Road. Murphy USA, is proposing an approximately 2,824 SF convenience store with fueling facility including Multi Product Fuel Dispensers with associated on-site improvements to include 21 parking spaces with 1 ADA stall, along with landscaping requirements per the El Paso County Code.

## SITE DESCRIPTION

### Location & Land Use

The Project is in El Paso County west of Meridian Road a divided, 4 lane road with commercial and residential uses and north of Owl Place. A proposed self storage facility is proposed to the north, residential lots are located to the west and existing/future commercial to the south. Bent Grass East Commercial is to the north and Falcon Marketplace to the south. The site is currently vacant. The property slopes from the north to the south. The site is mostly native prairie grassland and weeds with trees sparsely located around the site.



Figure 1 – Project Location



**Zoning:**

The property is zoned CS. West and north of the site is within the CS zoning. South is within the CR zoning. The residential area to the east is within the RR-0.5 zoning.

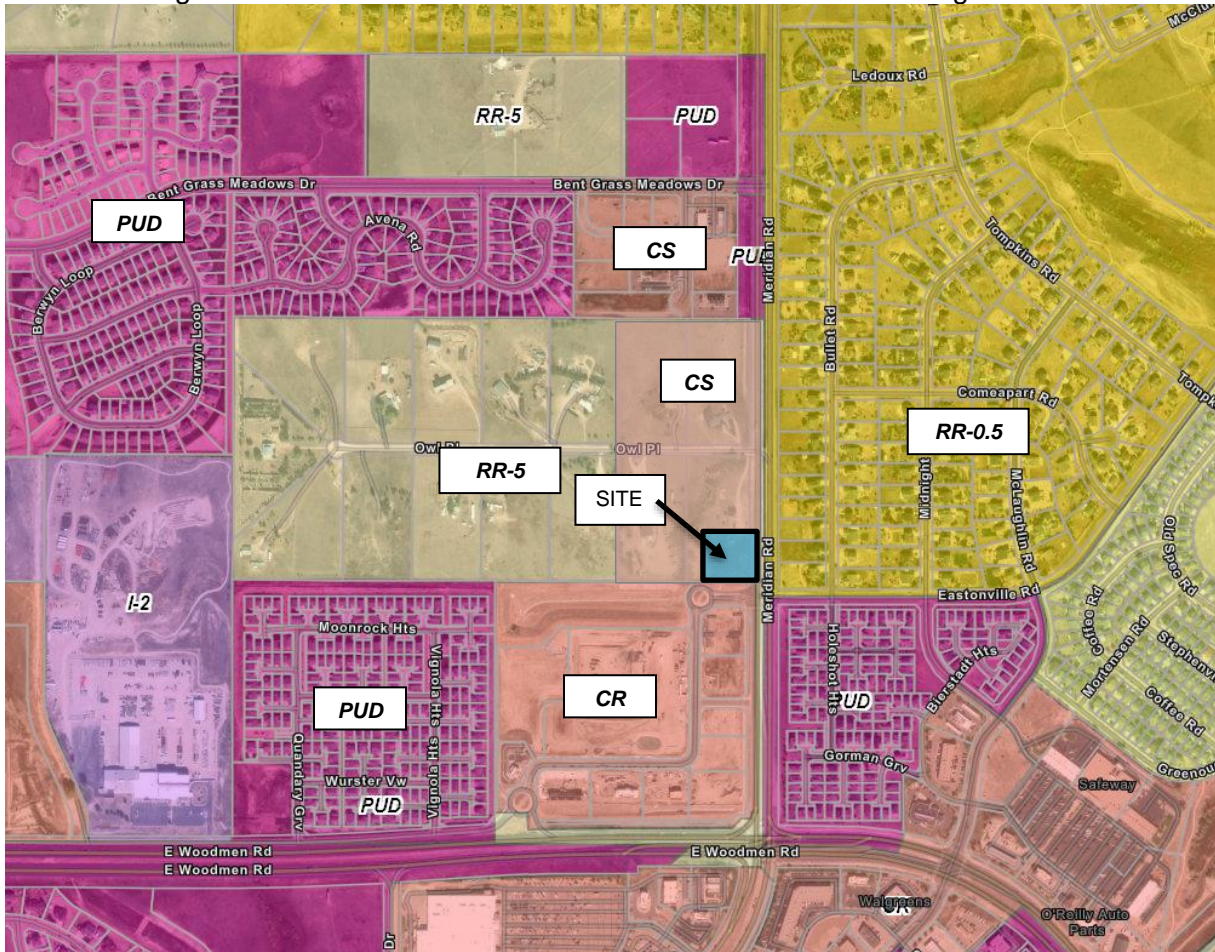


Figure 2 – Zoning

**PROJECT DESCRIPTION & CONTEXT**

This Site Development Plan is requested to facilitate the development of a convenience store and fuel station. As the area surrounding the original Falcon Ranchettes subdivision has developed, the land uses have redeveloped into a more intense urban development that utilizes urban services. The proposed convenience store and fuel station matches the urban character and intensity while accommodating the increase in population with commercial services. The intended convenience store and fuel station would provide additional commercial services to the growing neighborhoods in the Falcon area.

The subject property is currently vacant and surrounded by a mix of residential and commercial uses. A lighting plan has been provided with the Site Development Plan set. Overall site lighting includes 20' site pole fixtures and building mounted. All fixtures will be downcast. Landscape screening and buffering measures are proposed to enhance aesthetics and reduce visual impacts. The development will meet all building setback and maximum lot coverage requirements as shown on the Site Development Plan Site Plan.



## **DEFINITION OF PROPOSED USE AND SPECIFIC DEVELOPMENT STANDARDS**

### Definition:

Convenience Stores are permitted in the CS zone district, and are defined as:

*“An establishment for the purpose of offering for sale to the neighborhood in which it is located such items as groceries, ready to eat food, over the counter drugs, and sundries. A convenience store may include retail sale of gasoline and other petroleum products.”*

Gas Stations are permitted in the CS zone district, and are defined as:

*“A property where the retail sale of gasoline, diesel fuel, oil, or other fuel for vehicles and which may include, as an incidental use, the retail sale and installation of vehicle accessories, the making of minor repairs, and facilities for washing and servicing of not more than 3 vehicles completely enclosed in a structure.”*

### Specific Development Standards:

There are no specific development standards for convenience stores and gas stations, such use is permitted in the CS zone district.

## **UTILITIES**

### Electric:

Electric service will be provided by Mountain View Electric. A commitment letter was included with the Owl Marketplace replat application. In the letter, Mountain View Electric states that these services are available to meet the demands of the new development.

### Water:

The proposed development will be served by a central water supply system provided by Woodmen Hills Metropolitan District. A commitment letter was included with the Owl Marketplace replat application.

### Wastewater:

The proposed development will be served by a central sanitary sewer system provided by Woodmen Hills Metropolitan District. A commitment letter was included with the Owl Marketplace replat application.

### Natural Gas:

Natural gas service will be provided by Colorado Springs Utilities. A commitment letter was included with the Owl Marketplace replat application. In the letter, CSU states that these services are available to meet the demands of the new development.

## **ACCESS AND TRAFFIC**

### Access:

Upon completion, the proposed site will have a shared access onto Meridian Park Drive with the proposed development to the north within the Owl Marketplace commercial development.

### Traffic:

A Traffic Conformance Letter is included with this Site Development Plan application. The Traffic Letter provides recommendations for improvements to existing surrounding streets



that will support this development. The Traffic Letter analyzed the proposed development within the context of the Traffic Impact Studies prepared by SM Rocha for the Rezone Map Amendment and the Owl Marketplace Replat. The Traffic Letter found that the project will have minimal effect on the existing and future roadway network and any recommendations to improve failing intersections are the responsibility of El Paso County to be implemented.

## **PARKING**

Parking requirements for gas stations are based on the number of service bays (MPDs) and number of employees. The development consists of 6 MPDs and will have a maximum of 3 employee on the premises. The Land Development Code requires 3 spaces per bay or stall, plus 1 space per employee on maximum shift. Therefore, a total of 21 parking spaces are required. The development provides a total of 21 parking spaces, including 1 ADA van accessible space.

## **STORMWATER**

There is an existing stormwater conveyance ditch on the east property line of the site that conveys flows from north to south along Meridian Road. As a part of this development, it is proposed to capture and route the off-site flows via conduit through the site, matching the existing outfall location. Stormwater will be treated and released in accordance with County standards, following historic drainage patterns. All on-site drainage improvements will be owned and maintained by the owner of the development.

A Drainage Letter is included with this submittal. The purpose of this report is to:

1. Identify on-site and off-site drainage patterns.
2. Design storm water facilities to collect and convey storm runoff from the proposed development to appropriate discharge and/or detention locations.
3. Design water quality and detention facilities to control discharge release rates to below historic.
4. Demonstrate compliance with surrounding major drainage basin planning studies, master development drainage plans, and flood insurance studies.

## **ENVIRONMENTAL**

### Wetlands & Floodplain:

There are no wetlands within the project boundaries. The site is located in Zone X and Zone A (FEMA Floodplain Map No. 08041C0553G dated December 7, 2018). The site is undergoing a Letter of Map Revision ("LOMR") from FEMA to remove the proposed development from the area designated as a floodway or special flood hazard area on FEMA's maps

### Wildlife:

In general, the site provides poor quality habitat for wildlife. The site is surrounded by urban development and has been previously disturbed and thus does not provide ideal habitat for wildlife species. Impact of development on potential wildlife habitat will be negligible and there are no known protected species on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species.

### Wildfire:



The primary wildland fuel type is grassland. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed a moderate risk, as this area is currently undisturbed grassland. Development of the site will reduce available wildfire fuels in this area.

## LANDSCAPE, BUFFERING & SCREENING

### Perimeter Landscape and Buffering:

Landscaping at the perimeter of the property is required based on proximity to right of way and will be provided below:

Street Name	Street Classification	Landscape Width	Number of Trees
Meridian Road	Expressway/Principal Arterial	25'	1 per 20 feet
Eastonville Road	Non-Arterial	10'	1 per 30 feet
Meridian Park Drive	Non-Arterial	10'	1 per 30 feet

### Parking Lot Landscaping:

Parking lots are required to be screened to a minimum height of 3' from view of adjacent roads and properties with differing land use. Two-thirds of the lot line with parking that abuts the street/differing land use must be screened. This screening is accomplished with trees and shrubs.

### Internal Landscaping:

A minimum of 5% of the lot area is required to be landscaped, and include one tree per 500 square feet of required landscape area. With a development area of 48,352 sq ft, 2,418 sq ft must be landscaped, and must include 5 trees.

## Conclusion

The Site Development Plan is harmonious and consistent with the surrounding land uses. The Proposed Development complies with the requirements of the zone district in which it is located, is consistent with the intent and purpose of the Zoning Code and is compatible with the land uses surrounding the site.

Please contact me at 719-900-7220 with any questions or comments.

Sincerely,  
**GALLOWAY**  
Brynhildr Halsten, PLA

