



*** REVISE***

Most of this letter seems to be discussing a property within the City Planning jurisdiction and referencing the Unified Development Code. Please revise and discuss the property on Palmer Park and Powers and how the design complies with the Land Development code and resubmit for re-review.

Site Development Plan Project Statement and Justification

Project: Proposed Chick-fil-A Drive-Thru Restaurant

Location: SEC of Powers Blvd & Palmer Park, Colorado Springs, CO 80951

Applicant: 4G Development & Consulting, on behalf of Chick-fil-A, Inc.

Parcel ID: #5406304002

Zoning: CC (Commercial Community)

Date: November 18, 2025

Project Description

the parcel is 7.36 acres

2962 is what shows on the site plan, please be consistent

This Development Plan Application proposes the construction of a new 2,714 square ft drive-thru-only restaurant with two drive-thru lanes, a trash enclosure, and two exterior drive-thru canopies on a 1.52-acre parcel. The restaurant will provide 0 indoor seats, 40 patio seats, and 40 parking stalls with adequate drive-thru stacking.

discuss how many disabled parking spaces are proposed

Operating hours are proposed from 5:30 a.m. to 11:00 p.m., Monday through Saturday, with closure on Sundays. The restaurant will employ approximately 80–120 team members.

No existing structures currently occupy the site. Groundbreak is anticipated in late 2026, with opening projected for early 2027.

Justification for Development Plan Approval

The property is zoned CC

A. Compliance with Zoning and Land Use Standards (Sec. 7.3.3 & 7.4)

The property's MX-M zoning allows for commercial restaurant uses of this scale and character. The proposed building, parking, setbacks, height, and lot coverage comply with the dimensional standards outlined for MX-M districts. All access, landscaping, lighting, and signage elements will meet the City's Development Standards (Article 7.4).

B. Compatibility and Site Design (Sec. 7.5.409(C))

The building design and orientation are consistent with adjacent commercial developments within the Woodmen East Commercial Development. Exterior finishes and materials will reflect high-quality, neutral-toned architecture that complements surrounding properties. The layout provides safe and efficient circulation for vehicles, bicycles, and pedestrians while maintaining attractive landscape buffers and screening along property boundaries.

C. Mitigation of Off-Site Impacts (Sec. 7.5.409(D))

A pre-application meeting with City staff on August 1, 2025, confirmed that a Traffic Impact Study is not required. The dual drive-thru configuration is designed to prevent on-site stacking and spillover onto public rights-of-way. Drainage, grading, and stormwater improvements will comply with City Engineering Criteria, ensuring no adverse impacts to surrounding parcels or roadways.

D. Consistency with Adopted City and Neighborhood Plans (Sec. 7.5.409(E))

The project aligns with the City's Land Use and Comprehensive Plans, which encourage mixed-use, pedestrian-accessible development along major corridors such as Woodmen Road. The restaurant will serve as a compatible commercial infill use that supports neighborhood convenience, employment, and economic growth.

E. Compliance with Engineering and Utility Standards (Sec. 7.5.409(G), (K))

All utility extensions, grading, drainage, and stormwater facilities will meet City standards. Colorado Springs Utilities (CSU) has confirmed availability of adequate water, wastewater, and electric services. Hydraulic Grade Line (HGL) and Wastewater Master Facility Form (WWMFF) submissions will be provided prior to permit approval.

F. Access, Circulation, and Parking (Sec. 7.4.4 & 7.4.10)

Both curb cuts along the south property line have been approved by City Traffic Engineering. The site design ensures clear vehicular circulation, sufficient drive-thru queuing, and safe pedestrian connections to the public sidewalk. Parking ratios exceed City minimum requirements, and ADA standards are fully met.

G. Landscaping, Green Space, and Lighting (Sec. 7.4.9 & 7.4.12)

The site will include enhanced landscaping consistent with City guidelines, including native plant species, street frontage screening, and accent plantings to soften the building façade. A compliant photometric lighting plan will ensure safety without producing off-site glare.

H. Community Benefit and Economic Impact

This project represents a significant private investment that will provide construction jobs, ongoing employment for 80–120 people, and an attractive community amenity. Chick-fil-A's commitment to high-quality architecture, traffic efficiency, and neighborhood integration ensures the development will be an enduring community asset.

Conclusion

The proposed Chick-fil-A Drive-Thru Restaurant meets or exceeds all applicable Development Plan review criteria outlined in the City's Land Use Code and Development Plan Application Requirements checklist. The project is compatible with the surrounding area, consistent with City planning goals, and designed to minimize off-site impacts while contributing positively to the local economy and built environment. Thank you for your consideration of this application.

Contact Information

The names, telephone numbers and addresses of the property owner(s) and applicant representatives are as follows:

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Chick-Fil-A Representative: Steve Schwartz - Sr. Principal Development Lead, West Region.

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Seller/Landlord: HD Powers, LLC

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- Contact: Kevin Hawkins
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