Site Development Plan Project Statement and Justification

Project: Proposed Chick-fil-A Drive-Thru Restaurant
Location: SEC of Powers Blvd & Palmer Park Blvd, Colorado Springs, CO 80951
Applicant: 4G Development & Consulting, on behalf of Chick-fil-A, Inc.
Parcel ID: #5406304002
Zoning: CC (Commercial Community)
Date: September 14, 2026

Project Description

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, as a portion of the 7.36-acre Waldorf Subdivision. The restaurant will provide 0 indoor seats, 40 patio seats, and 40 parking stalls (2 ADA) with adequate drive-thru stacking.

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

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 2027, with opening projected for early 2028.

Justification for Development Plan Approval

A. Compliance with Zoning and Land Use Standards (Chapter 3.3)

The property's CC 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 CC districts. All access, landscaping, lighting, and signage elements will meet the City's Land Development Code uses and standards (Chapter 3.3).

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B. Compatibility and Site Design (Chapter 6.2)

Exterior finishes and materials will reflect high-quality, neutral-toned architecture that complements surrounding properties. The layout provides safe and efficient circulation for

This property is served by Cherokee Metro District which provides water and wastewater. The property would have to annex into the City jurisdiction to be on Colorado Springs Utility services. Please explain.

County

vehicles, bicycles, and pedestrians while maintaining attractive landscape buffers and screening along property boundaries.

C. Mitigation of Off-Site Impacts (Chapter 6.2.5)

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. Compliance with Engineering and Utility Standards (Chapter 4.3)

All utility extensions, grading, drainage, and stormwater facilities will meet County standards. Colorado Springs Utilities (CSU) has confirmed availability of adequate water, wastewater, and electric services.

Please discuss specifically how the design meets the standards of Section 6.2.5.G.1.

E. Access, Circulation, and Parking (Chapter 6.2.5)

The site design ensures clear vehicular circulation, sufficient drive-thru queuing, and safe pedestrian connections to the public sidewalk. Parking ratios exceed County minimum requirements, and ADA standards are fully met.

And 6.2.3.

G. Landscaping, Green Space, and Lighting (Chapter 6.2.2)

The site will include enhanced landscaping consistent with County 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.

The Landscape Plan on page 11 of the Site Development Plan submitted for the 3rd review cycle does not comply with the requirements of Section 6.2.2. Please include a justification for an alternative landscape plan in this letter.

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 County's Land Development Code Requirements. The project is compatible with the surrounding area, consistent with County 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:

Primary Contact: Kevin Watson - Project Manager, 4G Development and Consulting, Inc.

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

- Address: 105 Progress, Irvine, CA 92618
- Phone: (303) 519-7206
- Email: steve.schwartz@cfacorp.com

Seller/Landlord: HD Powers, LLC

- Address: 7076 South Alton Way, Suite H100, Centennial, CO 80112
- Contact: Kevin Hawkins
- Phone: (303) 694-1500