

# Crossroads Mixed Use Filing No. 2 Site Development Plans Letter of Intent April 24, 2023

**APPLICANT-OWNER/CONSULTANT INFORMATION:**

**OWNER**

COLORADO SPRINGS EQUITIES LLC  
90 S. CASCADE AVENUE, SUITE 1500  
COLORADO SPRINGS, CO 80903

**PLANNING**

KIMLEY-HORN & ASSOCIATES  
2. NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, CO 80903

**ENGINEERING**

M&S CIVIL CONSULTANTS, INC.  
212 N. WAHSATCH AVE, STE 305  
COLORADO SPRINGS, CO 80903

**SURVEYING**

M&S CIVIL CONSULTANTS, INC.  
212 N. WAHSATCH AVE, STE 305  
COLORADO SPRINGS, CO 80903

Site plan depicts a Starbucks. This would be considered a fast-food use

**SITE/BACKGROUND INFORMATION**

The Crossroads Mixed Use Filing No. 2, Lot 2 Site Development plan is located at the northwestern intersection of US Highway 24 and Newt Drive. The site plan for Lot 2 will be the initial retail building within the Existing Crossroads Mixed Use site (Approved Preliminary Plan -SP2011).

The submittal for the site Development plan includes 1 commercial lots. Lot 2 (0.794 ac) CR zone. See vicinity map. The remaining land within the overall development area will consist of Lot 1, open tracts and private access roads. The overall stormwater for the Crossroad Mixed Use development and the sites is direct to a facility southwest of the proposed lots (Tract A, Crossroads Mixed Use Filing No. 1). The proposal for an underground detention and water quality facility is currently under review by EPC Staff.

The BOCC approved a rezoning of the overall 12.703 AC from CR to RM-30 on April 15, 2021 (Resolution No. 21-181) in support of the mixed-use (multifamily & commercial) development of the site. The property is within the Commercial Aviation District Overlay (CAD-O). This and all future land use actions will be subject to the restrictions and limitations of the Airport Overlay.

The BoCC approved a rezone to RM-30 for an adjacent site. The subject property for this application is CR



**Project Address:** 7331 Central Rail Point (Pending Final Filing 2 Plat)  
**Parcel Number:** 5408305005 (Amended, Pending Final Filing 2 Plat)

The proposed plan as been prepared and design per the land development code Chapter 6.

Utilities

The project connects to existing Cherokee Metro District and CSU public utilities in the area. See utility plan for future detail. Outside of the details provided with the utility plans, the project will also be coordinating final design with CSU for the required gas and electrical services.

**Drainage and Grading**

See enclosed grading plans and drainage report.

Traffic

Traffic Memo provided, see enclosed.

Parking

The project provides off-street parking as required by El Paso County. The project requires 25. The spaces provide 2 ADA spaces and the project seeks to provide 3 bicycle spaces. See breakout on page 1 of Site Development Plan under project information. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set by the El Paso County. See details for compliance on page 2 of Site Development Plan.

Landscaping

The project provides landscaped areas per El Paso County code. We are providing the minimum required landscape setbacks along all front and side frontages. The project also reflects the 25' setback along Hwy 24. See landscape sheets for further details.

Lot Line/Easement Vacation

The site plan for Lot 2 is planned as the initial retail building within the Existing Crossroads Mixed Use site (Approved Preliminary Plan -SP2011 and **Plating** filing 2 xxxxxxxx). The access of the lot is planned per private road Central Rail Point.

What does this mean?

Fill this in

**Waiver Request**

No request have been made

**Public Improvements**

No off-site public improvements are part of the application

**Final Plat**

The final Plat is currently being reviewed and approved under a separate application

**Land Planner:**

Jim Houk  
Kimley-Horn

719-284-7280

Are these sections  
complete?