

# **Crossroads Mixed Use Filing No. 2, Lot 1 Development Plans Letter of Intent October 3, 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 900  
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/BACKGROUND INFORMATION**

The Crossroads Mixed Use Filing No. 2, Lot 1 Site Development plan is located at the northwestern intersection of US Highway 24 and Newt Drive. The site plan for Lot 1 will be the initial Drive-thru fast food building within the Existing Crossroads Mixed Use site (Approved Preliminary Plan -SP2011).

The submittal for the site Development plan includes 1 commercial lot. Lot 1 (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.



**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**

The overall stormwater for the Crossroad Mixed Use development and the sites is directed to a facility in the southwest of the proposed lots (Tract A, Crossroads Mixed Use Filing No. 1). See enclosed grading plans and drainage report.

#### **Traffic**

Access is provided from Meadowbrook Parkway by way of private roads approved as part of the approved Preliminary Plan. 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. (Fast Food Drive-thru, 1 space per 100 sf.)

#### **Drive-thru**

Restaurants/Fast food use will provide 90 feet of stacking behind each order board and pick-up window, or if the functions are separated, 30 feet behind an order board and 60 feet behind the pick-up window. The stacking may wrap around the building.

**ADA**

The project provides and has been planned for the parking and access in compliance of the ADA and Federal and State accessibility laws.

**Site Lighting**

All site lighting will meet the standards shall be submitted in accordance with submittal requirements for lighting plans. Light fixtures shall be arranged and positioned such that the light sources are concealed and fully shielded as to so minimized impacts to adjacent properties and rights-of-way. Light fixtures, except as otherwise permitted herein, are required to be full cutoff. Site light will be no more than 20' high.

**Landscaping**

The project provides landscaped areas per El Paso County code. The plan provides 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. The plans also account for the required parking lot tree standards.

Expressway, principal Arterial	25' feet-Setback	Trees, 1 per 20' feet of Frontage
Non-Arterial	10'-Setback	1 per 10 'feet of Frontage

\*\*Parking lot Trees, 1 tree per 15 parking spaces

**Lot Line/Easement Vacation**

The site plan for Lot 1 is planned as a Drive-thru Fast Food building within the Existing Crossroads Mixed Use site (Approved Preliminary Plan -SP2011). The access of the lot is planned per private road Central Rail Point.

**Site Signage**

A separate signage program and application will be provided under separate application. It is anticipated that the signage will be contain or attached to the future elevations of the building for Lot 1.

**Waiver Request**

No requests 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