



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Maverik Inc. Store-Fountain and Union Existing Zone: PBC/CR Acreage: 1.5
Site Address: Fountain Blvd. and Union Blvd. Direction from Nearest Street Intersection: Southeast corner from Fountain Blvd. and Union Blvd. intersection
Tax Schedule Number(s): 6421308002

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification
2020 Land Use Map Amendment
Administrative Relief
Amendment to Plat Restriction
Annexation
Building Permit to Unplatted Land
Building Permit Prior to Platting
CMRS No. 1 2 3
Concept Plan New MJ MN MM
Conditional Use New MJ MN MM
Coordinated Sign Plan (CSP)
Development Agreement
Development Plan New MJ MN MM
Historic Preservation Re-roof Hearing Request
Landscape Plan Preliminary Final Irrigation
Master Plan New MJ MN MM
Nonuse Variance
Preservation Easement Adjustment
Property Boundary Adjustment
PUD Concept Plan New MJ MN MM
PUD Development Plan New MJ MN MM
PUD Zone Change
Street Name Change
Subdivision Plat Prelim Prelim & Final Final
Subdivision Waiver Design Process
Use Variance New MJ MN MM
Vacation of Plat
Waiver of Replat
Zone Change; Proposed Zone:
FBZ Development Plan New MJ MN MM
FBZ Conditional Use New MJ MN MM
FBZ Interim Use Plan
FBZ Minor Improvement Plan
FBZ Warrant

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:
The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

Signature of Property Owner: Cassie Younger Date:
Signature of Consultant: [Signature] Date: 10-15-2021
Signature of Developer: Date:

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Fountain Valley Holdings Contact Name: Sean Clark
E-Mail: dseanclark@gmail.com Phone: (801) 403-8349
Developer: Maverik, Inc Contact Name: Cassie Younger
E-Mail: cassie.younger@maverik.com Phone: 330 554 0967
Consultant/Main Contact name: DCI/ Shawn Krieger Phone:
Address: City:
State: Zip Code: E-Mail: skrieger@dc-engineers.com

PLANNER AUTHORIZATION: (CITY USE ONLY)
Checklists Distribution Form Project Blurb E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$ 4090.00 Assigned to: Gabe Sevigny Date: 10/20/2021
Receipt No.: 40218 City File No.: AR DP 21-00686



DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

SUBMITTAL CHECKLIST: This checklist is intended to assist in preparing a complete plan that will address all City development standards, requirements, and review criteria. The following information must be included with the plan submittal. If justified, the City may exempt any requirement. *The Land Use Review Division may require additional information in accordance with City Code section 7.5.202.B.*

| <u>Applicant</u> | <u>Planner</u> |
|---|--------------------------|
| <input type="checkbox"/> General Development Application Form | <input type="checkbox"/> |
| <input type="checkbox"/> 1 copy of a Project Statement containing the following information: | <input type="checkbox"/> |
| 1. Description: Describe the project and/or land uses proposed; | |
| 2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; & | |
| 3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated. | |
| <input type="checkbox"/> 1 copy of a Development Plan showing all "Plan Contents" below | <input type="checkbox"/> |
| <input type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY) | <input type="checkbox"/> |
| <input type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email) | <input type="checkbox"/> |

REPORTS & STUDIES: (to be determined at the pre-application or LDTC meetings) *The reports and/or studies must be prepared by the appropriate qualified professional.*

| | |
|---|--------------------------|
| <input type="checkbox"/> 2 copies of a Geologic Hazard Study (EDRD & LUR) | <input type="checkbox"/> |
| <input type="checkbox"/> 2 copies of a Drainage Study (WRE) | <input type="checkbox"/> |
| <input type="checkbox"/> 2 copies of a Traffic Impact Analysis (EDRD) | <input type="checkbox"/> |
| <input type="checkbox"/> Submittal of the Hydraulic Grade Line (HGL) Request Form to Colorado Springs Utilities (CSU) Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal. | <input type="checkbox"/> |
| <input type="checkbox"/> Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU) Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal. | <input type="checkbox"/> |

PLAN CONTENTS: All plans should be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

Each **Plan Sheet** should show the following information:

| | |
|--|--------------------------|
| <input type="checkbox"/> Development Plan name | <input type="checkbox"/> |
| <input type="checkbox"/> City File Number | <input type="checkbox"/> |
| <input type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc.) | <input type="checkbox"/> |
| <input type="checkbox"/> North arrow | <input type="checkbox"/> |
| <input type="checkbox"/> Scale, both written and graphic | <input type="checkbox"/> |
| <input type="checkbox"/> Space for City stamp in the bottom right corner | <input type="checkbox"/> |

Provide the following information on the **Cover Sheet:**

| | |
|--|--------------------------|
| <input type="checkbox"/> Vicinity Map | <input type="checkbox"/> |
| <input type="checkbox"/> Sheet Index Map (for multiple sheets) | <input type="checkbox"/> |
| <input type="checkbox"/> Project name and description | <input type="checkbox"/> |
| <input type="checkbox"/> Owner, Developer, and Applicant name | <input type="checkbox"/> |
| <input type="checkbox"/> Date of preparation | <input type="checkbox"/> |
| <input type="checkbox"/> Total development plan area in acres or square feet | <input type="checkbox"/> |
| <input type="checkbox"/> Legal description | <input type="checkbox"/> |

PLAN CONTENTS: *continued from previous page*

| Applicant | Planner |
|---|--------------------------|
| <input type="checkbox"/> Site address, if known | <input type="checkbox"/> |
| <input type="checkbox"/> Tax Schedule Number | <input type="checkbox"/> |
| <input type="checkbox"/> Name of master plan and City File Number (if applicable) | <input type="checkbox"/> |
| <input type="checkbox"/> Name of concept plan and City File Number (if applicable) | <input type="checkbox"/> |
| <input type="checkbox"/> FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain. | <input type="checkbox"/> |
| <input type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage | <input type="checkbox"/> |
| <input type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others | <input type="checkbox"/> |
| <input type="checkbox"/> Parking information: Indicate the City Code formula used for the total number of parking spaces, the number of compact spaces, and the number of handicapped spaces both required and provided. | <input type="checkbox"/> |
| <input type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number | <input type="checkbox"/> |
| <input type="checkbox"/> Notes describing additional standards for specific uses (if applicable) | <input type="checkbox"/> |
| <input type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date | <input type="checkbox"/> |
| <input type="checkbox"/> Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable) | <input type="checkbox"/> |
| <input type="checkbox"/> Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable) | <input type="checkbox"/> |
| <input type="checkbox"/> Geologic Hazard Study disclosure statement (if applicable): "This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by _____ dated _____, which identified the following specific geologic hazard on the property: _____. A copy of said report has been placed within file # _____ or within the subdivision file _____ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report." | <input type="checkbox"/> |
| <input type="checkbox"/> If within an airport overlay, the following note must be added: "An avigation easement effecting the subject property and development is therein established by the " <i>Subdivision Plat Name</i> " subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado." | <input type="checkbox"/> |
| <input type="checkbox"/> Approximate schedule of development | <input type="checkbox"/> |
| <input type="checkbox"/> <u>Public Facilities</u> - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions. | <input type="checkbox"/> |
| <input type="checkbox"/> <u>PUD Projects</u> : indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development. | <input type="checkbox"/> |
| <input type="checkbox"/> <u>Residential Projects</u> : indicate the potential housing types and the number of lots and/or units, maximum density range, minimum lot area and width, minimum front, side and rear setbacks, maximum building height, and maximum lot coverage. Indicate the average lot size for DFOZ overlay and small lot PUD projects. | <input type="checkbox"/> |
| <input type="checkbox"/> <u>Non-residential Projects</u> : Indicate the potential land use types and approximate site area and building use, floor area, minimum lot area and width, minimum front, side and rear setbacks, building height and percent of lot coverage. Indicate the total percent of site covered with both structures and impervious surfaces. | <input type="checkbox"/> |

The following categories explain the **graphic components** required. The information may be shown on multiple sheets.

LAND USE:

| | |
|---|--------------------------|
| <input type="checkbox"/> City boundaries (when the development plan area is adjacent to a city boundary) | <input type="checkbox"/> |
| <input type="checkbox"/> Property boundaries and dimensions | <input type="checkbox"/> |
| <input type="checkbox"/> Existing and proposed lots and tract lines, with dimensions | <input type="checkbox"/> |
| <input type="checkbox"/> Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable). | <input type="checkbox"/> |
| <input type="checkbox"/> Existing and proposed zone district boundaries | <input type="checkbox"/> |
| <input type="checkbox"/> Existing and proposed public or private open space and common areas. Provide sizes and dimensions. | <input type="checkbox"/> |

PLAN CONTENTS: *continued from previous page.*

Applicant Planner

- Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas.

- Existing historic sites and resources

- Existing and proposed topography at two-foot maximum contour intervals

- Show existing and proposed easements, indicating dimensions, use and maintenance information

- Location and dimensions of building and landscape setbacks and buffers

- Subdivision name labels for all lots adjacent to the site

- Show the locations of any water quality features

STREETS & ALLEYS:

- Existing and proposed streets, intersections, street names, classifications with the exact location and widths of right-of-ways and pavement types, curb types and other street improvements

- Identify all streets as "public" or "private"

- Show and label all access points to the property from adjacent streets and alleys

- Show and label all speed line of sight visibility areas at all street intersections

- All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities

- Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width

- Show any existing or proposed encroachments into the public right-of-way that require a [Revocable Permit](#)

- Provide typical cross-sections for all proposed streets and alleys

SIDEWALKS & TRAILS:

- Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities.

- Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type

- Show any and all sidewalks connecting building entries to exterior and public sidewalks

- Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas

- For detached sidewalks, show the distance from the back of curb to the edge of sidewalk

- If applicable, show the size and location and provide a detail of bicycle storage/parking racks

INTERNAL TRAFFIC CIRCULATION, DRIVEWAYS, AISLES, & FIRE LANES:

- Provide location, grade, dimensions and pavement material for all access travel-ways including driveways, drive aisles, fire lanes, curb cuts, and intersections. Call out City standard details if within City right-of-way or easements.

- Show and label any access easements, existing or proposed

- Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.

- Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)

- For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk

- Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable

PARKING LOTS, AREAS, & SPACES:

- Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.

- Location and number of all regular, compact, and handicapped spaces and access aisles.

- Provide a typical or detail with dimensions of typical regular and compact parking spaces types

PLAN CONTENTS: *continued from previous pages*

| Applicant | Planner |
|--|--------------------------|
| <input type="checkbox"/> Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage | <input type="checkbox"/> |
| <input type="checkbox"/> Indicate the type of curbs and provide details for the perimeter enclosure for parking areas and landscape islands | <input type="checkbox"/> |

ADA SITE ACCESSIBILITY:

| | |
|---|--------------------------|
| <input type="checkbox"/> Provide ADA accessible route from public right-of-way with clear identification of the corridor (Note: 60% of all public entrances must meet the ADA Standards 206.4.1) | <input type="checkbox"/> |
| <input type="checkbox"/> Provide ADA accessible parking stalls (location and quantity with adjacent aisles and signage. Include clear identification of ADA route from stalls to designated ADA building entry) | <input type="checkbox"/> |
| <input type="checkbox"/> Provide ADA accessible ramps along all ADA accessible corridors | <input type="checkbox"/> |

Provide ADA Design Professional Standards notes on plan, per below:

| | |
|---|--------------------------|
| <input type="checkbox"/> The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner. | <input type="checkbox"/> |
|---|--------------------------|

BUILDINGS & STRUCTURES:

| | |
|--|--------------------------|
| <input type="checkbox"/> Indicate the use for all buildings | <input type="checkbox"/> |
| <input type="checkbox"/> Show the exact location, dimensions, footprint, size and height of buildings | <input type="checkbox"/> |
| <input type="checkbox"/> Show the exact distance to the closest property line(s) | <input type="checkbox"/> |
| <input type="checkbox"/> Location and type for all freestanding and low-profile signs | <input type="checkbox"/> |
| <input type="checkbox"/> Location, type, materials, size and height with detailed exhibits for all fences, retaining walls and sound barrier walls | <input type="checkbox"/> |
| <input type="checkbox"/> Location, type, materials, size and height with detailed exhibit for all trash enclosures | <input type="checkbox"/> |

BUILDING ELEVATION DRAWINGS:

| | |
|---|--------------------------|
| <input type="checkbox"/> Show all sides of the building, indicating height, scale, design, materials, and colors. <i>Note: The purpose for reviewing building elevations during development plan review is to ensure compatibility between the proposed structures and the surrounding properties. It is understood that the proposed building design will evolve and may not be finalized until time of building permit. At that time, the City will review the elevations for substantial compliance. Major changes may be considered administratively.</i> | <input type="checkbox"/> |
|---|--------------------------|

SITE LIGHTING:

| | |
|--|--------------------------|
| <input type="checkbox"/> Location of all site exterior light fixtures including freestanding and those attached to a building if known (if attached to a building, show also on the elevation drawings) | <input type="checkbox"/> |
| <input type="checkbox"/> Indicate the type of light (e.g. metal halide) | <input type="checkbox"/> |
| <input type="checkbox"/> Ensure all lighting is full cut-off and provide a detail of each light with mounting or pole height details, wattage and lumens of each fixture | <input type="checkbox"/> |
| <input type="checkbox"/> Show the type and location of existing and proposed street-lights, if this information is available | <input type="checkbox"/> |
| <input type="checkbox"/> A photometric plan may be required for certain uses that are adjacent to other less intensive uses, uses that are often extensively lit, such as gas canopies, convenience food stores, and auto sales. This plan will be required on a case by case basis, and the planner will notify the applicant as early in the process as possible | <input type="checkbox"/> |
| <input type="checkbox"/> If no exterior lights are proposed, then a note shall be added to specifically state that no site lighting will be provided for the project | <input type="checkbox"/> |

PHASING PLAN:

| | |
|--|--------------------------|
| <input type="checkbox"/> Phase area boundaries and sequence | <input type="checkbox"/> |
| <input type="checkbox"/> Provide phase timing and sequencing information for the construction of the project and the construction and installation of public utilities, facilities, and site improvements for each phase area. | <input type="checkbox"/> |
| <input type="checkbox"/> Show barriers at edges of each phase to prevent vehicles from entering and parking on unpaved areas (if applicable) | <input type="checkbox"/> |

ADDITIONAL PLAN COMPONENTS:

| <u>Applicant</u> | <u>Planner</u> |
|---|--------------------------|
| <input type="checkbox"/> Preliminary Grading Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Preliminary Utility and Public Facility Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Preliminary or Final Landscape Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Coordinated Sign Plan (CSP) | <input type="checkbox"/> |
| <input type="checkbox"/> Hillside or Streamside Compliance Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Land Suitability Analysis | <input type="checkbox"/> |

DEVELOPMENT PLAN REVIEW CRITERIA:

The City will review the development plan using the following criteria. A development plan shall be approved when the plan complies with all of 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.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?
12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

CONDITIONAL USE REVIEW CRITERIA

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

USE VARIANCE REVIEW CRITERIA

The following criteria must be met in order for a Use Variance to be granted:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and
2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also,
3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.



www.dci-engineers.com
Washington
Oregon
California
Texas
Alaska
Colorado
Montana



Maverik Convenience Store & Fuel Station

Referencing Cheyenne View Apartments, Filing No. 1

Conditional Use Development Plan

Colorado Springs, Colorado

October 15, 2021

Project Statement

Project Description:

Maverik proposes to develop a convenience store with fuel dispensers on approximately 1.5-acres of previously undeveloped land located in the northwest corner of the Cheyenne View Apartments Filing No. 1 Conditions Use Development Plan, submitted by Classic Consulting Engineers in January of 2021. The proposed convenience store is approximately 4,425 square feet with seven (7) fuel dispensers and a canopy in front of the store. The development will provide fueling, packaged beer and wine sales, as well as fresh food items. Public restrooms will be open to the public. The store will operate 24 hours, seven (7) days a week.

The parcel is located on the southeast corner of Fountain Boulevard and Union Boulevard and is currently undeveloped.

The site is currently platted Lot 1, Block 1, Prospect Park Subdivision No. 6, a 3.524-acre single platted lot and is vacant. The overall site was previously approved as “Revised Master Plan – Prospect Park” (CPC MP 81-16-A2MJ20) and has appropriated multi-family residential and commercial uses for the overall site and is also defined in the previously approved “Fountain and Union Concept Plan” (CPC CP 20-00041).

The site is currently zoned PBC/CR/SS (Planned Business Center with Condition of Record and Streamside Overlay)

Maverik Operations:



Maverik, Inc. owns and operates over 320 stores in 10 states and plans to continue a favorable growth pattern in the future. Maverik employs over 4800 people who are eligible for health benefits (Health, Dental and Vision), long and short-term disability, tuition reimbursement, 401 (k) matching contribution opportunities, gym reimbursement, scholarships, paid time off and other benefits. This store will employ approximately 15 to 18 employees. Store employees receive training in over 40 different aspects of the job including safety, point of sale, service, identification for alcohol sales, management and customer service.

The store's interior is nicely finished with tile floors and adventure themed walls that emphasize Maverik's "Adventure's First Stop" brand. The store is designed to facilitate an on-site bakery as well as Build-To- Order sandwich bar, burritos, tacos, pizza and other fresh food offerings.



Justification:

This site is adjacent to two major corridors, less than a half a mile from State Highway 24 and situated adjacent to the proposed onsite residential community makes this an ideal location for a convenience store with fuel sales. The plan calls for the creation of a cohesive design element within the area and a standard of design excellence for this location. The Maverik brand exemplifies these standards of quality and cohesiveness through its emphasis on aesthetics, standard of care, and a unique branding that will bring value to the community. Passenger vehicles can enter and go directly to the fuel pumps in the front of the site, or park at the convenience store. DCI has analyzed the turn movement from passenger vehicles and Maverik's fuel tanker trucks and store supply trucks using a WB-67 vehicle turning template to ensure the ability to maintain turn movements in and out of the site with minimal obstructions to traffic.



The majority of on-site parking is located along the front of the proposed convenience store, with a smaller, secondary grouping of stalls at the west of the store. The parking scheme allows for easy circulation for guests and visitors. Landscaping, Outdoor Seating and Screening

Landscaping will be provided along the exterior of the site in accordance with the City of Colorado Springs Code. Landscape planters have been located at the corners of the proposed store pad to break up the asphalt and promote shading in the summer months. Outdoor seating is incorporated into the landscaping and is adjacent to the store's western façade.

Development Schedule

The proposed convenience store and fuel station represents a valuable piece of Maverik's future vision in the state of Colorado. Construction duration is anticipated at approximately 150-180 days with no plans for interim phasing of the construction. Offsite construction is limited to connections to domestic and fire water services.

The proposed Maverik convenience store and fuel sales development will be a great benefit to the city of Colorado Springs. This proposed subdivision of land will assist in the creation of the ultimate development vision of Fountain Blvd. and Union Blvd's expansions.

Issues:

Discussed in the Pre-App, the following comments and preliminary issues were made. (See attached "Pre-Application Meeting Summary")

- The rear setback, even though the Concept Plan shows the 25', it was only referring to the requirements of the PBC zoning district. This would only apply to the periphery of the development. The site would be allowed a 5' rear setback.
- All other comments on attached pre-application still valid
- CPC MP 81-16-A2MJ20 & CPC CP 20-00041 recently approved, next steps are the Development Plan and Final Plat.

We respectfully request your favorable consideration of all items listed above.



PRE-APPLICATION MEETING SUMMARY

Area: South Date: 10/21/2020

Pre-Application No.: 20-019_RGS

Applicant(s) Present: Cassie Younger

Lot Size: 1.5 acres

Site Location: 1031 S Union

TSN: 6421308002

Project Description: Fuel Station and Convenient Store

Zone: PBC/CR

APPLICATION(S) REQUIRED: No application to the Planning Department required

- | | | |
|---|--|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> Development Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: East lake HOA #112, Hillside Neigh. Assoc. #75, Sprink Creek @14 Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS: Pre-Application Stage Internal Review Stage Public Hearing Stage
Note: Applicant will be required to pay for postage at time of poster pick-up. Postcard Poster No Public Notice Required
 Buffer Distance: 150 ft. 500 ft. 1,000 ft. Custom distance: _____

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

Geo-Hazard Report Traffic Impact Analysis Drainage Report
 Contact: Patrick Morris, 719-385-5075 Contact: Zaker Alazzeah, 719-385-5468 Contact: Jonathan Scherer, 719-385-5546
 Hydraulic Grade Line Wastewater Master Facility Report Land Suitability Analysis
 Elevation Drawings Mineral Estate Owner Notification Other: Landscaping/Photometrics

LDTC MEETING: Yes No **Date:** _____ **Time:** _____

COMMENTS: *(This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):*

It was discussed in Pre-App about the rear setback, even though the Concept Plan shows the 25', it was only referring to the requirements of the PBC zoning district. This would only apply to the periphery of the development. This site would be allowed a 5' rear setback.

All other comments on attached pre-application still valid

CPC MP 81-16-A2MJ20 & CPC CP 20-00041 recently approved, next steps are the Development Plan and Final Plat

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: \$5258.00 based on 1.5 acres

Number of Plans: 1 full set for each application

Gabe Sevigny
 Principal Planner
 Land Use Review
 Planning and Community Development

30 S Nevada Avenue, Suite 701 Phone: (719) 385-5088
 P. O. Box 1575, MC 710 Fax: (719)385-5167
 Colorado Springs, CO 80901-1575 Gabe.sevigny@coloradosprings.gov

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: October 20, 2021
Planner: Gabe Sevigny
Planner email: Gabe.Sevigny@coloradosprings.gov
Planner phone number: (719) 385-5088
Applicant Email: Shawn Krieger
Applicant Name: skrieger@dc-engineers.com
TSN: 6421308002
Site Address (to be used on postcard): Southeast corner of the South Union Blvd and East Fountain Blvd Intersection

PROJECT: Maverick Inc. Store at Fountain and Union

| | | | |
|--------------------------|---|-------------------------------------|---|
| <input type="checkbox"/> | Pre-application Notice | <input checked="" type="checkbox"/> | Standard Notification |
| <input type="checkbox"/> | Pre-application Neighborhood Meeting Notice | <input type="checkbox"/> | Standard with Neighborhood Meeting Notice |
| <input type="checkbox"/> | No notice | <input type="checkbox"/> | Poster only |

PUBLIC NOTICE:

150 feet 500 feet 1,000 feet Modified (attach modified buffer) No public notice

PROJECT BLURB

Provide a project blurb for each application type, adjust language as needed. Note code sections where applicable for variances.

Development Plan

Request by Fountain Valley Holdings, with representation by DCI Engineering, for approval of a development plan for Maverick Inc. Store at Fountain and Union. If approved the proposed application would allow for the development of a 4,425 square foot convenience store with seven (7), 2-sided fueling stations and necessary public improvements. The site is zoned PBC (Planned Business Center), is 1.49 acres in size, and located at the southeast corner of the South Union Blvd and East Fountain Blvd intersection.

POSTCARD

Include 3-5 highlighted points to best describe the project.

- This project proposes a 4,425 square foot convenience store
- This project also proposes seven (7) 2-sided fueling stations

POSTER

Fill out applicable information below:

What type of project is proposed? (large bold letters on poster, approx. 35 characters):
4,425 square foot convenience store

Subtext (below bold letters, file number or additional information approx. 55 characters):
Seven (7), 2-sided fueling stations

Planning and Development Distribution Form

Concept Plan, Conditional Use, **Development Plan**, PUD, PUP, Use Variance, and Major Amendments

Directions: Planners select at least one check box under each section to determine the application distribution.

Planner Intake Date: October 20, 2021

Admin Receive Date: **[10/20/21]**

Project Name: **Maverick Inc. Store at Fountain and Union**

1. PUBLIC NOTICE: (see Project Blurb to establish noticing parameters)

2. Date bucksliip comments are due (21 calendar days after submittal): **11/10/2021**

3. HOA: (Note HOA number, or name, if none write N/A) **Spring Creek HOA**
(Add emails for HOA to mailing list if no email contact info)

4. STANDARD DISTRIBUTION:

Include all standard distribution recipients (either check here or individually check boxes below)

| ID# | Division Name | Email/Distribution Notes |
|-----|---|--|
| | <input type="checkbox"/> None | |
| 3 | <input type="checkbox"/> CONO | rdavis@cscono.org landusenotice@cscono.org |
| 85 | <input type="checkbox"/> Utilities Development Services | Bucksliips@csu.org |
| 9 | <input type="checkbox"/> Fire Department | CSFDDDevelopmentSMB@coloradosprings.gov |
| 24 | <input type="checkbox"/> SWENT / EDRD | development.review@coloradosprings.gov |
| 21 | <input type="checkbox"/> Michelle Ontiveros, CSPD | Michelle.Ontiveros@coloradosprings.gov |
| 17 | <input type="checkbox"/> Cory Sharp, Land Surveyor | Cory.Sharp@coloradosprings.gov |
| 19 | <input type="checkbox"/> Century Link | Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com Melissa.Spencer@CenturyLink.com |
| 77 | <input type="checkbox"/> CSU Customer Contract Administration | Bucksliips@csu.org |
| 11 | <input type="checkbox"/> IT GIS | Bootsy.Jones@coloradosprings.gov |
| 13 | <input type="checkbox"/> Parks & Recreation | Britt.Haley@coloradosprings.gov Constance.Schmeisser@coloradosprings.gov Emily.Duncan@coloradosprings.gov |

| | | |
|----|--|--|
| 23 | <input type="checkbox"/> Enumerations | addressing@pprbd.org |
| 29 | <input type="checkbox"/> Flood Plain | Keith@pprbd.org |
| 98 | <input type="checkbox"/> USPS | Elaine.f.kelly@usps.gov |
| 45 | <input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety | development.review@coloradosprings.gov |
| 65 | <input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460) | development.review@coloradosprings.gov |
| 48 | <input type="checkbox"/> Street Division | Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov |
| 60 | <input type="checkbox"/> Transit | Roger.Austin@coloradosprings.gov |
| 25 | <input type="checkbox"/> County Health Department | catherinemcgarvy@elpasoco.com |
| 88 | <input type="checkbox"/> Parking Enterprise | Scott.Lee@coloradosprings.gov |
| 92 | <input type="checkbox"/> Forestry | Jeff.Cooper@coloradosprings.gov |
| 30 | <input type="checkbox"/> Comcast | Jason_Jacobsen@comcast.com Justins_Fejeran@cable.comcast.com WSTMWR_MDSubmissions@comcast.com |
| 56 | <input type="checkbox"/> PlanCOS | PlanCOS@coloradosprings.gov |

5. LANDSCAPE PLAN:

| ID# | Division Name | Email/Distribution Notes |
|-----|--|--|
| | <input type="checkbox"/> None | |
| 35 | <input checked="" type="checkbox"/> Preliminary LS | Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request |
| 82 | <input type="checkbox"/> Final LS | Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request |

6. SCHOOL DISTRICT:

| ID# | Division Name | Email/Distribution Notes |
|-----|---|--|
| | <input type="checkbox"/> None | |
| 36 | <input checked="" type="checkbox"/> School District # 2 | sbecker@hsd2.org |
| 68 | <input type="checkbox"/> School District # 3 | gishd@wsd3.org |
| 37 | <input type="checkbox"/> School District # 11 | TERRY.SEAMAN@d11.org |

| | | |
|----|---|--|
| 38 | <input type="checkbox"/> School District # 12 | dpeak@cmsd12.org |
| 39 | <input type="checkbox"/> School District # 20 | tom.gregory@asd20.org |
| 69 | <input type="checkbox"/> School District # 22 | chrismith@esd22.org |
| 41 | <input type="checkbox"/> School District # 49 | mandrews@d49.org |

7. MILITARY INSTALLATION (if within a 2 mile buffer):

| ID# | Division Name | Email/Distribution Notes |
|-----|--|--|
| | <input checked="" type="checkbox"/> None | |
| 84 | <input type="checkbox"/> Fort Carson | john.j.sanders71.civ@mail.mil Thomas.j.wiersma.civ@mail.mil |
| 46 | <input type="checkbox"/> NORAD | Michael.kozak.2@us.af.mil Michael.Shafer.4@us.af.mil joseph.ems@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil |
| 26 | <input type="checkbox"/> USAFA | corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil |
| 75 | <input type="checkbox"/> Peterson | <a href="mailto:PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <ayoka.paek@spaceforce.mil>">PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <ayoka.paek@spaceforce.mil> Joseph.Elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil |

8. OPTIONAL DISTRIBUTION (Depending on Location of Site):

| ID# | Division Name | Email/Distribution Notes |
|-----|---|--|
| | <input type="checkbox"/> None | |
| 59 | <input type="checkbox"/> StratusIQ – AKA Falcon Broadband | jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com BLR & Flying Horse (ONLY) |
| 54 | <input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis | budget@coloradosprings.gov For Major MP Amendments |
| 27 | <input checked="" type="checkbox"/> CDOT (adjacent to CDOT ROW) | valerie.vigil@state.co.us |
| 34 | <input checked="" type="checkbox"/> Colorado Geological Survey | cgs_lur@mines.edu |
| 33 | <input type="checkbox"/> SECWCD, Garrett Markus | garrett@secwcd.com |

| | | |
|----|---|---|
| 18 | <input type="checkbox"/> Streamside Area Overlay | Tasha.Brackin@coloradosprings.gov |
| 15 | <input type="checkbox"/> Hillside Overlay | Kerri.Schott@coloradosprings.gov |
| 42 | <input type="checkbox"/> Historic Preservation Area Overlay | Daniel.Sexton@coloradosprings.gov |
| 44 | <input type="checkbox"/> Development Review Enterprise | Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted |
| 20 | <input type="checkbox"/> Airport | Kandrews@coloradosprings.gov Patrick.Bowman@coloradosprings.gov |
| 63 | <input checked="" type="checkbox"/> El Paso County Dev. Services Division | NinaRuiz@elpasoco.com Review of Plans within ½ mile of a County/City Border |
| 43 | <input type="checkbox"/> Wescott Fire District (adjacent only) | admin@wescottfire.org |
| 5 | <input type="checkbox"/> Metro District | Metro District Email |
| 71 | <input type="checkbox"/> Falcon Fire Protection District | tharwig@falconfirepd.org |
| 72 | <input type="checkbox"/> Black Forest Fire Protection District | chief@bffire.org |
| 81 | <input type="checkbox"/> Broadmoor Fire Protection District | chief@broadmoorfire.com noalsperran@gmail.com |
| 80 | <input type="checkbox"/> CSURA – Urban Renewal | Jariah.Walker@coloradosprings.gov |
| 65 | <input checked="" type="checkbox"/> Kate Brady, Bike Planning, Traffic | Kate.Brady@coloradosprings.gov |
| 9 | <input type="checkbox"/> Fire Prevention, Jessica Mitchell | Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation |
| 31 | <input type="checkbox"/> Housing and Community Development, Steve Posey | Steve.Posey@coloradosprings.gov Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents. |
| 53 | <input type="checkbox"/> UCCS Review – North Nevada Overlay zone | mwood@uccs.edu |
| 49 | <input type="checkbox"/> Bob Cope & Sherry Hoffman, Economic Development | Bob.Cope@coloradosprings.gov Sherry.Hoffman@coloradosprings.gov |
| | <input type="checkbox"/> Mike Killebrew – ADA – Downtown Area | Michael.Killebrew@coloradosprings.gov |

9. LAND USE REVIEW:

Hard Copy Full sized plans

| | | |
|-------------------------------------|---------|--|
| <input checked="" type="checkbox"/> | Planner | Traffic Report, Drainage Report, Geo-Hazard Report |
|-------------------------------------|---------|--|

Special notes or instructions: