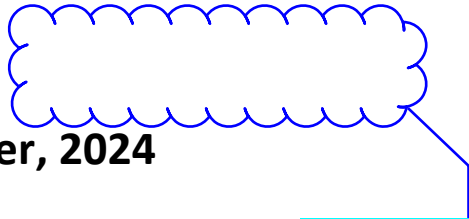


Crossroads Mixed Use Filing No. 3 Site Development Plans

Letter of Intent November, 2024



APPLICANT-OWNER/CONSULTANT INFORMATION:

PPR2445

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

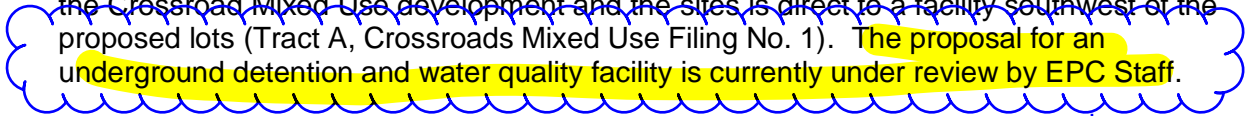
M&S CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE, STE 305
COLORADO SPRINGS, CO 80903

Include a discussion about what the building will be used for. (i.e. fast food/drive thru restaurant)

SITE/BACKGROUND INFORMATION

The Crossroads Mixed Use Filing No. 3, 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 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 1 Filing Number 3 (1.029 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.

Please check this as this seems dated and no longer applicable. A pond was built.



Project Address: 7333 Central Rail Point (Pending Final Filing 3 Plat)
Parcel Number: 5408305008 (Amended, Pending Final Filing 3 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 site is an existing that has been mass graded under a separate early grading application. See enclosed grading plans and drainage report.

Traffic

The site has been accounted for and is consistent with the approved Crossroad Mixed Use Mater Traffic Study. See enclosed TIS dated Apr 11, 2022

update with new conformance letter used for SF2432

Parking

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The project provides off-street parking as required by El Paso County code and the project requires 24 spaces. The spaces provide include 2 ADA spaces and the project seeks to provide 3 bicycle spaces. See break out on page 1 of Site Development Plan under project information. All parking stalls, drive aisles, loading/ unloading areas, and waste removal areas meet or exceed the location and dimension standards set by the El Paso County criteria. See details for compliance on page 2 of the Site Development Plan.

The plans appear to show a drive thru. Please discuss the drive thru if applicable

Site Lighting

Site lighting is planned per current El Paso County development code. See enclosed photometric plan

Landscaping

The project provides landscaped areas per El Paso County code. We are providing the minimum

See notes on Landscape Plan regarding Non-arterial roadway landscape requirements. Discuss proposed substitute landscape plans here.

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 1 of Filing No. 3 is planned as the second retail building within the Existing Crossroads Mixed Use site (Approved Preliminary Plan -SP2311 and Plating filing 3 PCD Fil Number SF-21-029). The access of the lot is planned off the end of the private Central Rail Point drive and is located along the private access easement.

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

Please discuss signage or if you intend to submit a sign plan at a later date

EPC Road Impact fees are applicable. Comments were provided in SF2432 TIS_V1

Drainage Basin & Bridge fees are applicable for SF2432. See comments in FDR_V1. Sand Creek Drainage Basin