### Kimley »Horn

### **Crossroads Mixed Use Filing No. 3 Site Development Plans**

### Letter of Intent November, 2024

#### **APPLICANT-OWNER/CONSULTANT INFORMATION:**

#### <u>OWNER</u>

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

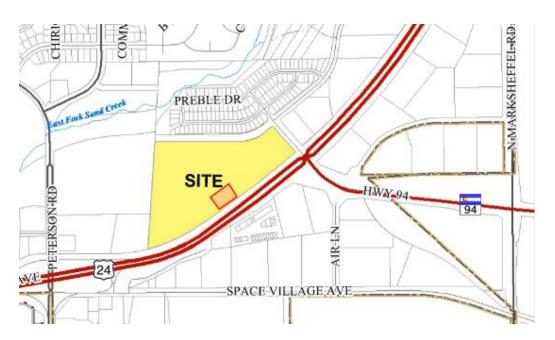
#### SITE/BACKGROUND INFORMATION

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.

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**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

#### **Parking**

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 breakout 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.

#### 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

Page 2

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Page 3 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

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719-284-7280