



**McDonald's Lorson Ranch**

**LETTER OF INTENT**

**PCD FILE NO.: EA2467**

**Affiliated Party Information:**

**Owner:**

Cradlan LLC  
212 N. Wahsatch Avenue, Suite 301

**Developer:**

McDonald's USA, LLC  
Robert Yagusesky, Area Construction Manager  
206-348-4374  
[Robert.yagusesky@us.mcd.com](mailto:Robert.yagusesky@us.mcd.com)

**Engineering/Applicant:**

Kimley-Horn & Associates  
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Email: [Jessica.mccallum@kimley-horn.com](mailto:Jessica.mccallum@kimley-horn.com)  
Phone: 719-284-7275

**PROPERTY INFORMATION: McDonald's Lorson Ranch**

SITE ADDRESS: 9664 Fontaine Boulevard  
PARCEL ID: 5515413054  
CURRENT ZONING: PUD Commercial  
REZONING: Commercial Services (CS), Re-zone being processed by master development  
ACREAGE: 1.263 acres

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**PROJECT REQUEST AND JUSTIFICATION**

Kimley-Horn's role in this project is to lead the entitlement process and provide civil engineering / landscape architecture services throughout the Site Development Plan and Construction Document planning processes with El Paso County.

The applicant is requesting that the County accept a Site Development Plan (SDP) for a proposed McDonald's fast-food restaurant located on future Lot 2 of the Village at Lorson Ranch Filing 1 development. In addition to the McDonald's building, the proposed project includes parking, landscaping, and required utilities in compliance with El Paso County zoning code requirements. The proposed commercial development will provide additional commercial support to the community and the surrounding region that is predominantly residential.

A vicinity map is provided below:



## **USE COMPLIANCE**

Village at Lorson Ranch Filing No. 1 is currently undergoing review for a final plat and rezone. The current site zoning is Planned Unit Development (PUD) and the proposed zoning is Commercial Service (CS). The intent of the master development rezone is to establish commercial uses. McDonald's is defined as a restaurant in the El Paso County zoning code which is an allowed use in the CS zoning.

Additional El Paso County zoning code information for drive-through design requirements is provided in Chapter 6.2.G. The proposed drive-through design is in compliance with this zoning section.

## **UTILITIES**

Utilities will be provided by the following:

1. Water: Widefield Water and Sanitation District
2. Wastewater: Widefield Water and Sanitation District
3. Gas: Black Hills Energy
4. Electric: Mountain View Electric

The Village at Lorson Ranch Filing No. 1 development is providing public infrastructure improvements for the development that include storm sewer, sanitary sewer, and water main extensions to service the McDonald's property and adjacent future commercial lots. McDonald's will propose private water, sanitary, and storm sewer improvements to service the McDonald's lot and will tie into the master development proposed public improvements.

**ACCESS TO SITE & TRAFFIC GENERATION**

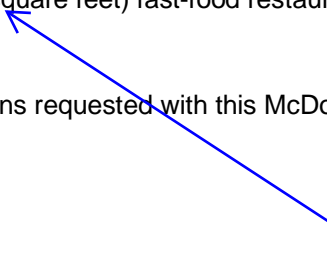
The site is accessed from the master development proposed right-in access only from Fontaine Boulevard and from the future Center Village Heights private drive that connects from Marksheffel Road to Carriage Meadows Drive. The proposed McDonald's completed a traffic letter showing compliance with the master development Village at Lorson Ranch Traffic Impact Study. Please reference the Traffic Impact Study and Traffic Letter for more information on traffic generation and improvements.

**ROAD IMPACT FEE**

Road impact fees were evaluated based on the El Paso County Road Impact Fee Schedule. Based on these fee schedule guidelines, the 2024 fee for general commercial is \$4,958 per 1,000 gross square feet of building space. Therefore, the El Paso County Road Impact Fee for the proposed 3,694 gross square foot (3,521 net square feet) fast-food restaurant is expected to be \$18,813.86.

**ALTERNATIVES**

There are no alternatives or deviations requested with this McDonald's application.



Please revise this section. El Paso County Resolution 24-377 revises the Road impact fee schedule and will take effect Jan 1, 2025. Fees will need to be based on the new schedule. The appropriate fee schedule to use is Fast Food, rather than general commercial. Please include a statement of whether the applicant will choose to pay the full upfront fee or chose to join the PID.

