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Planning and Community Development

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RE: Project Statement for a the Final Replat and Development Plan "Lot 1-Airport Spectrum Fil. No. 3"

This submission is to approve a new Final Plat of a parcel to be recorded as "Lot 1 - Airport Spectrum Fil. No. 3". This application also includes a development plan application that can be processed through the City of Colorado Spring planning department simultaneously.

The Development Plan proposal consists of a 2,434-square-foot drive-thru coffee shop within a proposed 1.180-acre parcel directly west of this site Lot 1 - Airport Spectrum Fil No. 2, recorded under Reception No. 224715272. The proposed site is located in the NW 1/4 of the NE 1/4 of Section 1, Township 15 South, Range 66 West of the 6th P.M. in the City of Colorado Springs, El Paso County, Colorado, southwest of the intersection of Powers Blvd and Milton Proby Parkway. Lot 1, Airport Spectrum Fil. No. 3 is a portion of TSN 6501100013.

The Lot 1 parcel shall comprise a 1.180-acre site currently zoned PDZ AP-O Planned Development Zone Airport Overlay. The proposed drive-thru Starbucks development is a permitted land and overlay used in the PDZ AP-O within the UDC-Unified Development Code Sec 7.3.3. The reviewing agencies shall review this application regarding the UDC SEC 7.5.409 parameters. The drive-thru Starbucks development complies with all applicable UDC regulations and requirements. It is anticipated to be harmonious and compatible by providing a valuable commercial service that supports the existing businesses and residential developments around the area.

The offsite impacts are expected to be relatively minimal concerning the proposed Starbucks restaurant, outside of extra traffic movements generated by existing autos navigating throughout the area that may patron the restaurant. The site meets all the height and setback requirements. The gross square footage is less than the maximum allowed, and the outdoor seating area is not planned within ten feet of the property line. As a part of this development plan application, the Airport Advisory Commission shall review and comment on the Starbucks proposal. The site shall comply with all overlay regulations identified under UDC Section 7.2.601 Airport Overlay regulations. The site is not located within a sensitive or hazardous natural feature.

The Lot 1 site shall consist of all the typical elements of a commercial building site, including ingress and egress of two access drives from the public right of way of Spectrum Air Way and Milton Proby Parkway. The project includes typical elements, including parking stalls, loading areas, a trash facility, lighting, landscaping, service utilities, and a private drainage system. The site plan complies with the UDC 7.4.10 parking regulations by exceeding the parking spaces required and ADA requirements. No new public roads are proposed for the drive-thru restaurant development.

The existing CSU utilities have been analyzed for this proposed site and depicted in the preliminary utility plans within this development plan application. The existing 12" water main is proposed to be extended to and through the site to the south, and the wastewater main (non-gravity) shall be extended to the Lot 1 site. Utility service extensions from the extended mains to the proposed Starbucks building will be required to include one additional fire hydrant at the site for fire protection. To every extent possible, consideration has been applied to all aspects of all city-adopted plans and designed manuals. All stormwater collection construction plans and reports preparation concerning treatment, detention, and drainage flow releases shall comply with local, state, and federal regulations.

The planned infiltration areas are proposed offsite in the proposed FSD pond (offsite) under the Final Drainage Report Amended for Airport Spectrum Fil. No. 1 Dated July 2022 (STM-REV22-0894) by Classic Engineering. This development plan shall include offsite pond drainage facilities, as noted previously. This development shall collect roof and parking lot runoff and route it to an offsite FSD Sand Pond designed to adequately provide WQ treatment for the site.

Final landscaping and irrigation plans have been submitted with the development plan application. All green space and landscaping requirements shall be reviewed and comply with the regulations outlined in Section 7.4.9 of the UDC.

Respectfully,

Georgianne Willard

M&S Civil Consultants, Inc.