Project Name: *Buc-ee's Site Development Plan*e

Project Number: RE2026-137
Date Received: 10/12/2026

Jurisdiction: El PasoCounty
Due Date: 11/2/2026

Addressing Comments:
No comments.

Engineering Comments:
Still in review, comments will be provided back on 11.20.2026.

Planner Comments:
Please see the attached referral comment letter.

DOUGLAS COUNTY
COLORADO

Referral Comments

October 30, 2026

Kylie Bagley
Principal Planner
El Paso County Planning and Community Development

Buc-ee's Site Development Plan - Douglas County Referral Comments
Project Number: RE2026-137 (El Paso County Project Number: PPR2628)

Dear Kylie,

Thank you for the opportunity to provide referral comments on the Buc-ee's Site Development Plan. Over the past 30 years, Douglas County, its partners, and private property owners have made substantial investments in conserving and protecting open space in southern Douglas County. The land immediately north of Palmer Divide Avenue is Greenland Ranch, a county-owned open space encumbered by a conservation easement held by the Douglas Land Conservancy (DLC).

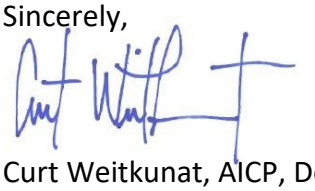
Referral Comments

1. Should El Paso County propose, or the development require acquisition of additional right-of-way for improvements outside of the prescriptive Palmer Divide Avenue and previously acquired permanent easement in Douglas County, it will encroach on the conservation easement.
2. Please include legal descriptions for the right-of-way and recently acquired Permanent Easement PE-1A on the north side of Palmer Divide Avenue. The submitted plans, including the GESC and Roadway Plans, do not have legal descriptions for the permanent easement and property lines. Legal descriptions demonstrate that the proposed improvements on the north side of Palmer Divide Avenue will remain with the right-of-way and permanent easement.
3. Please refer to the license agreement between El Paso County and Douglas County to realign and construct the Greenland Open Space driveway that is just north of Beacon Lite and Palmer Divide. Please confirm that the reconstruction of this driveway will be completed per the terms of the license agreement.
4. Based on the referral landscape plan, it appears that the applicant provided enhanced landscape screens adjacent to open space and noncommercial properties. The addition of 16-foot tall Ponderosa Pines adjacent to Palmer Divide avenue is appreciated.

5. Based on the referral lighting plan, it appears that the applicant provided lighting that is consistent with Dark Sky principles. The applicant making efforts to prevent light trespass onto the neighboring Greenland Open Space is noted.
6. Without being able to review the proposed signage, the County encourages limiting and/or reducing the height of the proposed pole sign and restricting Electronic Message Signs and billboards to protect Greenland Open Space viewshed.

Should you have any questions about these referral comments, please feel free to reach out for clarification.

Sincerely,



Curt Weitkunat, AICP, Deputy Director of Development Services
cweitkunat@douglasco.gov