Buc-ee's
Site Development Plan
Letter of Intent

PPR26XX
PPR2628

Owner:
Buc-ee's EPCO, LLC
11200 W Broadway Ste 2332
Pearland, TX 77584
979-230-2920

Representative: Vertex Consulting Services
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Colorado Springs, CO 80919
719-433-2018
Nina.dossey@vertexcos.com

Engineer: Kimley-Horn & Associates
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Tax Schedule Nos: 7102200014, 7102200015

Not the same schedule # as shown on application. Please verify correct # and revise accordingly

Acreage: 30.832 Acres
Zoning: C-1
Proposed Utilities: Monument Sanitation District, Mountain View Electric Association, Black Hills Energy, Onsite Permitted Well

Include a discussion regarding the provision of utilities.

Request:
A request for site development plan approval to allow for the construction of a Buc-ee's. The proposed development is in full compliance with all El Paso County regulations and no alternatives or deviations are being requested.

Land Use
The Board of County Commissioners determined the proposed Buc-ee's is a permitted use in the C-1 zoning district at a public hearing on August 27, 2026 (BoCC Resolution 26-260).

Dimensional Standards
Table 5-5 of the Land Development Code provides the density and dimensional standards for commercial, industrial, and obsolete districts. Below are the dimensional standards for the C-1 zone district:

Zoning District	Zoning District Area	Minimum Lot Size	Minimum Setbacks			Maximum Lot Coverage	Maximum Height
	Minimum		Front	Rear	Side		
Obsolete Zoning Districts							
C-1			15 ft [1,11]	15 ft [9,10]	[8, 9]		30 ft

[1] Gasoline pumps and canopies shall be at least 15 feet from the front property line or public right-of-way, except where the landscaping regulations require a greater setback.

[8] The side yard setback is subject to the following restrictions: (1) Where adjacent to a residential zoning district, the setbacks of the residential zoning district shall apply; (2) If the side wall of the building is constructed of 4 hour fire rated material, a setback between buildings of 3 feet is required if the wall does not serve as a common wall where no setback is required; and (3) If the side wall is not constructed of 4 hour fire rated material, the side yard setback and building separation is 5 feet.
[9] Where adjacent to a residential zoning district, the rear yard setback of the residential zoning district shall apply.
[10] The setback for stables and corrals is 50 feet.
[11] If the building is established as or converted to condominium units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements.

The proposed 74,000 square foot building is proposed to be setback 179 feet from the eastern property line, 409.8 feet from the northern property line, 702.2 feet from the southern property line, and 352.7 feet from the western property line. The two fuel canopies are located 127.4 feet from the western property line, 360 feet from the southern property line, and 573.5 feet from the northern property line. The total height of the building from the finished grade to the top of the flat roof is 26 feet.

All structures onsite comply with the setback and height limitations of the C-1 zone.

Landscaping

New landscaping is proposed. As detailed in the landscaping plan submitted in support of the requested application, the proposed landscape plan meets all El Paso County landscape requirements included in Section 6.2.2 of the Land Development Code, as applicable. The table below summarizes the proposed landscape improvements:

LANDSCAPE CALCULATIONS

SITE AREA: 1,529,167 SF
REQUIRED LANDSCAPE AREA (5%): 76,459 SF

	REQUIRED	PROVIDED
REQUIRED INTERNAL LANDSCAPE TREES: (1 TREE / 500 SF)	153	156
INTERSTATE 25 FRONTAGE (INTERSTATE)		
LANDSCAPE BUFFER		
LINEAR FOOTAGE	2254 FT.	
PLANTING DEPTH	8 FT.	
	REQUIRED	PROVIDED
TOTAL TREES (1TREE / 20')	113	113
BEACON LITE ROAD (MINOR COLLECTOR)		
LANDSCAPE BUFFER		
LINEAR FOOTAGE	1895 FT.	
PLANTING DEPTH	7 FT.	
	REQUIRED	PROVIDED
TOTAL TREES (1TREE / 25')	76	84
COUNTY LINE (MINOR ARTERIAL)		
LANDSCAPE BUFFER		
LINEAR FOOTAGE	780 FT.	
PLANTING DEPTH	7 FT.	
	REQUIRED	PROVIDED
TOTAL TREES (1TREE / 25')	32	40
PARKING LOT SCREENING		
PARKING ISLAND:	REQUIRED	PROVIDED
850 PARKING/ 15	57	65
PARKING TREES:	114	156

Lighting

New lighting is proposed. As detailed in the lighting and photometric plan submitted in support of the requested application, the proposed lighting meets all El Paso County lighting standards included in Section 6.2.3 of the Land Development Code, as applicable. Additionally, Buc-ee's proposed lighting plans adhere to the basic tenets of Dark Sky Compliance:

a) Zero light trespass at property lines,
b) Full cut-off, fully shielded fixtures having a BUG Rating of U0
c) Providing the lowest possible lighting levels required for the safe operation of our facility and the safety of our customers at all times
d) Utilization of low CCT light temperature of 3,000 Kelvin
e) Pole height does not exceed 20 feet

Parking, Loading and Maneuvering

The parking, loading, and drive aisles depicted on the site development plan meet the El Paso County standards included in Section 6.2.5 of the Land Development Code, as applicable. Per the Land Development Code, 280 parking spaces would be required, and 810 parking spaces are being provided. Two loading areas are provided on the east side of the building, and all drive aisles are at least 32 feet in width.

On Premise Signs

New on premise signage is proposed, however, the final sign plan has not been completed and is therefore not included with this Site Development Plan application. A separate sign permit application, including the final sign plan, will be submitted to El Paso County for review and approval at a later date. The applicant and property owner acknowledge that no signage may be installed or constructed, and no associated permit may be issued by the Pikes Peak Regional Building Department, until the sign permit has been approved by El Paso County.

Drainage/Grading

A final drainage report has been submitted in support of the site development plan. The drainage report identifies that water quality features will be required. Total disturbance will exceed 1 acre, therefore a grading and erosion control plan has been included in the submission along with the other required forms/sheets/handouts. The proposed development is in compliance with all aspects of the Engineering Criteria Manual and Drainage Criteria Manual, as applicable.

Floodplain

The property is not encumbered by a floodplain. List the FEMA floodplain map # and date

Fire Protection, Forestry, and Wildfire Mitigation

The proposed development meets all applicable standards in Section 6.3.3 of the Land Development Code. A qualified professional prepared a Wildland Fire and Hazard Mitigation Plan and a Wildland Fire Risk and Hazard Severity Analysis, both of which confirm the development's compliance with these requirements.

Road Impact Fees

Road Impact Fee are applicable and will be paid at the time of building permit. The proposed use is

categorized as General Commercial, which has a fee of $5,498 per 1,000 square feet. The road impact fee of $406,852 will be paid at the time of building permit. Add note that fees may change

Discuss if there's any pedestrian impacts

V1_Letter of Intent.pdf Markup Summary

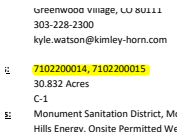
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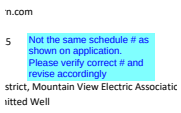
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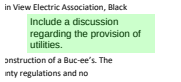
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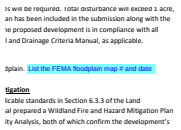
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Include a discussion regarding the provision of utilities.

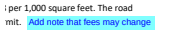
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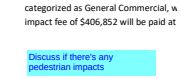
List the FEMA floodplain map # and date

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Add note that fees may change



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Discuss if there's any pedestrian impacts