

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR
PLANNING AND COMMUNITY DEVELOPMENT

October 14, 2026

ATTN: Vertex Consulting c/o Nina Dossey
5825 Delmonico Drive, Suite 320, Colorado Springs, CO 80919
(719) 433-2018
Nina.Dossey@VertexCOS.com

RE: Zoning Verification Letter for Buc-ee's Site

PCD File: Attached to PPR2628

Parcel: 7102203007, 7102200016, 7102200019

This letter is in response to a Zoning Verification request for property located at the properties referenced above. Please keep in mind that this verification is for El Paso County Planning and Community Development (Zoning) criteria only. Please reach out to other relevant authorities as applicable.

Request:

I am writing to respectfully request a Zoning Verification Letter for El Paso County parcel number 7102203007 located at the southeast corner of the intersection of County Line Road and Beacon Lite Road. We request that the Zoning Verification Letter confirm the following:

- 1. The current zoning designation applicable to parcel number 7102203007.*
- 2. Whether the proposed use of the property as a Buc-ee's is a permitted use.*

Response:

1. The zoning classification for the subject property is **C-1, Commercial (Obsolete)**. The C-1 district is established for the purpose of providing for commercial activities.

To view all allowed principal and accessory uses for the C-1 zoning district, please reference El Paso County's Land Development Code Tables 5-1 and 5-2.

2. On August 27, 2026, the Board of County Commissioners made a determination regarding the proposed use on the C-1 zoned property through Resolution: 26-260, regarding EDARP Project Number APP261. Resolution 26-260 is attached as Exhibit A.

Please reach out to Kylie Bagley at KylieBagley@elpasoco.com or 719-520-6323 with additional questions regarding this request.

Sincerely,

A handwritten signature in black ink that reads "Kylene Bagley". The script is fluid and cursive, with the first name "Kylene" and last name "Bagley" clearly legible.

Kylie Bagley, Principal Planner

El Paso County Planning and Community Development Department



RESOLUTION NO. 26-260

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF AN APPEAL OF ADMINISTRATIVE DETERMINATION
APP261

WHEREAS, Buc-ee's EPCO, LLC (the "Applicant") has appealed an Administrative Determination by the Planning and Community Development Department Executive Director ("Executive Director") that it is unclear if the proposed Buc-ee's use meets the definition of a "Convenience Store" as defined in Section 1.15 of the El Paso County Land Development Code and whether it is sufficiently similar to allowed uses in the C-1 zone district; and

WHEREAS, the Board of County Commissioners is vested with the power to approve or deny such appeals by virtue of Section 5.3.6 of the El Paso County Land Development Code; and

WHEREAS, the Executive Director made the Administrative Determination on July 1, 2026; and

WHEREAS, it was the determination and finding of the Executive Director that it is unclear if the proposed Buc-ee's use meets the definition of a "Convenience Store" as defined in Section 1.15 of the El Paso County Land Development Code and whether it is sufficiently similar to allowed uses in the C-1 zone district; and

WHEREAS, based on the evidence presented, the Board of County Commissioners makes the following findings:

1. Proper notice procedures have been completed by the Planning and Community Development Department.
2. The appeal was timely submitted for consideration by the Board of County Commissioners.
3. The appeal hearing before the Board of County Commissioners was extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at the hearing.

4. The function, performance characteristics, and location requirements of the proposed Buc-ee's use is consistent with the purpose and description of the zoning district where it is proposed.
5. The proposed Buc-ee's use is compatible with the uses specifically allowed in the C-1 zone district, and similar in characteristics such as traffic and parking generation, noise, glare, vibration, and dust.

NOW, THEREFORE, BE IT RESOLVED that the appeal of an Administrative Determination by the Planning and Community Development Department Executive Director that it is unclear if Buc-ee's meets the definition of a "Convenience Store" as defined in Section 1.15 of the El Paso County Land Development Code and whether it is sufficiently similar to allowed uses in the C-1 zone district is hereby granted.

BE IT FURTHER RESOLVED that the proposed Buc-ee's use, as described by the Applicant in its appeal, is an allowed use in the C-1 zone district.

DONE THIS 27th day of August 2026, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: 
County Clerk & Recorder



By: 
Chair