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October 17, 2022

El Paso County  
Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO 80910

PCD File #VR-22-003

**RE: Letter of Intent – Proposed Replat of Parcel Nos. 5312402015, 5312402016, 5312403003, 5312403004, 5312404003, 5312405003, 5312405005**

**Owner/Applicant and Consultant**

Randy L. Gibbs and Vicky L. Gibbs - OWNER  
6810 North Meridian Road  
Peyton, CO 80831-8136

Malone William G. Trust - OWNER  
3612 Pennington Cir.  
Modesto, CA 95356-1223

CST Metro LLC, D.B.A. Circle K Stores Inc. – OWNER/APPLICANT  
5500 S. Quebec St., Ste. 100  
Greenwood Village, CO 80111  
(720) 341-7015

Land Development Consultants, LLC – CONSULTANT  
950 S. Cherry St. Ste. 512  
Denver, CO 80246  
(303) 717-3305

**Site location, size and zoning**

The site is located on the southwest corner of US HWY 24 and Old Meridian Road. Overall size is 8.99 acres. The zoning respective zoning for the parcels are C-2 (5312402016), RR-5 (5312402015, 5312403003, 5312403004, 5312404003, 5312405003, 5312405005).

## Areal Map



### Request & Justification

Circle K Stores Inc. is proposing the redevelopment of their existing facilities. The new development will encompass a new 5200 SF convenience store with a single stack fuel canopy with (7) fuel dispensers with (14) fueling positions. The previously listed parcels require a replat to reconfigure the parcels into (2) lots in order to allow for the larger redevelopment of the Circle K facilities. The proposed replat takes into consideration the CDOT ROW dedication required for the future expansion of US HWY-24.

### Existing & Proposed Facilities

The current Circle K facilities reside within parcel 5312402016, the remaining parcels are residential with one single family dwelling. The parcels are bound by US HWY-24 to the north, Old Meridian Rd to the east, New Meridian Road to the west and Swingline to the south. Access to the existing CK is from US HWY-24 and Old Meridian Rd. Access to the residential parcels is provided via Old Meridian Rd.

The proposed development will consist of a raze and rebuild of a new larger convenience store and passenger fuel canopy. The residential dwelling will be demolished and parcels via a separate application will be rezoned to commercial. Through CDOT coordination the existing access from US HWY-24 will be closed and access will be provided via Old Meridian and New Meridian Rd. A private road between both proposed parcels is being proposed to provide access to either Old or New Meridian Rds.

Unresolved - dsdschoenheit  
12/19/2022 6:25:53 PM

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Add brief discussion detailing the areas of County ROW that is being requested for vacation from Plat 563 i.e Pacific Ava 60ft ROW and Alley 20ft ROW

The ROW vacation needs clarification. It has changed from V1 plat

If you are going to request a waiver, please acknowledge the Code section you are requesting a waiver from. Sec. 8.4.4.C requires public roads. Please also see comments on the plat regarding the vacation of the public ROW. If you are going to request a waiver, you also need to provide justification of the waiver review criteria Sec. 7.3.3.

**Waiver Requests**

There is one waiver being requested with this application which is the construction of a private road along Pacific Avenue which will provide access to Highway 24 via Old Meridian Road and Meridian Sol Drive.

New?

**Utilities**

This area will be annexed into the Woodmen Hills Metropolitan District for water and sewer. Power will be supplied by Mountain View Electric Association and Colorado Springs Utilities will supply gas.

**Hazards**

There are no constraints, hazards, or potentially sensitive natural or physical features within this area.

**Traffic**

A separate traffic study has been conducted.

Deviation has been submitted under PPR2230

**Engineering Design Standards**

There are no proposed or approved deviations from the County's design standards.

Deviation for lack of 90 degree access point to Del Sol Meridian

**Public Improvements**

Private improvements will include the detention pond, the private road, landscaping, and the driveways and parking areas of the store. These private improvements will be maintained by Circle K.

Public Improvements will include sidewalks and buffer landscaping and will also be maintained by Circle K.

Common Development (If there are sidewalks in public ROW those are public improvements)

**Payment of County's Road Impact Fee**

The County's Road Impact Fee will be paid at time of building permit issuance.

**Approval Criteria**

From a Planning and Community Development perspective and the oversight of the Board of County Commissioners, the following criteria are met:

- The vacation of the recorded plat will not leave any lots or parcels without adequate utility or drainage easements and will not vacate road rights-of-way or access easements needed to access other property.
- In addition, the vacation of the recorded plat will not inhibit the provision of adequate public facilities or services to other property as required by this Code and will not adversely affect public health, safety, and welfare.
- The vacation of the recorded plat is consistent with the Master Plan. Where the lots or parcels are subject to any CC&Rs or other restrictions, any potential conflict with the CC&Rs or other restrictions resulting from the vacation of the plat has been resolved.
- The replat complies with the Land Development Code, and the original conditions of approval associated with the recorded plat.
- No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased.
- The replat is in keeping with the purpose and intent of this Code and the replat conforms to the required findings for a minor or major subdivision, whichever is applicable.
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.

Please provide an analysis of the review criteria rather than stating the criteria points with no justification.

We look forward to working with the County on this new development which has been some time in the making. We appreciate all the assistance from county planning to bring this project to fruition. If any additional information is needed, please let me know.

Sincerely,

Sofia Hernandez