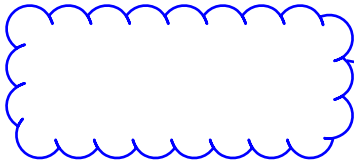


September 19, 2021

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,
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).

Include the following:

- A discussion detailing the provision of utilities, including any proposed phasing.
- A discussion detailing any constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request and how these areas have been incorporated into the development or will otherwise be mitigated.
- A discussion detailing anticipated traffic generation and access, unless a separate traffic study is required and is being provided.
- A discussion detailing all proposed public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.
- A discussion detailing any proposed waivers and an analysis of how the requested waiver meets the approval criteria in Chapter 7 of the Land Development Code that were not otherwise approved with any applicable preliminary plan.
- A discussion detailing any proposed or approved deviations from the County's Engineering Design Standards (e.g., Engineering Criteria Manual) that were not otherwise presented with any applicable preliminary plan.

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.

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

Denote all waivers for the project to include, private road

district. The existing access off of Hwy-24 will be closed per CDOT directive. A waiver for the construction of a private road along Pacific Avenue will provide access to HWY-24 via Old and New Meridian Roads.

Waiver Requests

No waivers are being requested with this application.

Include discussion detailing any proposed or approved deviations from the County's Engineering Design Standards (e.g., Engineering Criteria Manual) that were not otherwise presented with any applicable preliminary plan.

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.

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,



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Include section with discussion detailing the provision of utilities, including any proposed phasing. Include details on the plan to incorporate into the Woodmen Hills Metro District for water per the commitment letter

Include discussion detailing any constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request and how these areas have been incorporated into the development or will otherwise be mitigated.

Include discussion detailing the proposed payment of the County's Road Impact Fee (e.g., inclusion into a PID, payment at time of building permit, etc.)

Include discussion detailing all proposed public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement. (roads, sidewalks, detention ponds etc)