

**Commercial Development**  
**SEC Marksheffel Rd. & Constitution Ave.**  
**El Paso County, CO**

**LETTER OF INTENT**

**PROPERTY OWNERSHIP / DEVELOPMENT / CONTACT INFORMATION:**

Property Ownership:

Evergreen-Constitution & Marksheffel LLC  
2390 E Camelback Rd Ste 410  
Phoenix, AZ 85016-3479

Applicant:

Evergreen Development  
2390 East Camelback Road, #410  
Phoenix, AZ 85016  
602-808-8600

Consultant:

Galloway & Company, Inc.  
6162 South Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303-770-8884

**SITE LOCATION, SIZE AND CURRENT ZONING:**

The subject property is approximately 0.82 acres in size and is located on the southeast corner of Marksheffel Road and Constitution Avenue in unincorporated El Paso County, Colorado. The site is vacant and is situated on Lot 2, Block 1 of Claremont Ranch Filing No. 9A. The property is currently within the El Paso County Commercial Regional (CR) zone district, which will allow for the proposed quick service restaurant with drive-thru.

The vacation replat submitted (VR-17-013) does not reflect the subdivision of Lot 2 to 2A and 2B.

**REQUEST AND JUSTIFICATION:**

The applicant proposes to develop the subject property in accordance with the *West - Sketch Plan*, which has designated the proposed development, the site was rezoned in 2015. The 2015 El Paso County Board of County Commissioners approved the rezoning of Lot 28, 2015 El Paso County Board of County Commissioners. The center under the CR zoning will allow, but not permit, a food restaurant with drive-thru. This zone is currently planning for this area.

Per the Early Assistance (EA-17-165), provide justification in the Letter of Intent why no traffic study is submitted with the plat amendment.

- See ECM Appendix B.1.3 for the criteria regarding revisions and updates if there is an approved TIS that has been prepared in the last three years.

- See ECM Appendix B.1.2.D for the "No TIS Required" criteria.

A Final Plat Amendment will be submitted with the application process to replat and subdivide Lot 2 into two separate lots. Once the plat amendment process is complete, the proposed quick service restaurant will develop on Lot 2B, Block 1 of Claremont Ranch Filing No. 9B. The new lot will be approximately 0.82 acres in size.

The Site Development Plan for Lot 2B, Block 1 will allow for construction of an approximate 2,322 square foot quick service restaurant and related infrastructure improvements. As part of the formal review process of the SDP application, a request is being made to allow for an alternate lighting fixture height in the parking lot areas to match light fixture heights of the adjacent King Soopers Store. The County's development code restricts light fixture heights to 20'; however, the proposed height of 28' will provide for a more even disbursement of light throughout the site and ensure lighting is uniform throughout the Claremont Ranch development. The use of taller light fixtures will reduce the number of total light fixtures that what otherwise would be required with the 20' limitation by the code. Reducing the number light fixtures will also limit the site glare and minimize the light pollution into the night sky. In addition, the proposed light fixtures are full cut-off, downcast lighting mounts that further minimize light pollution.

**EXISTING AND PROPOSED FACILITIES, STRUCTURES AND ROADS:**

All utility and roadway infrastructure that will service the site has been constructed with the master development. Access to the site will be provided by existing internal access drives that connect to Marksheffel Road and Constitution Avenue. All proposed facilities with this Site Development Plan will be internal to Lot 2.

**PUBLIC INFRASTRUCTURE, FACILITIES:**

The subject site is located within the service boundaries of the Cherokee Metropolitan District, of which has given preliminary indications that they will provide both public water and sanitation to serve the proposed development. Fire and Emergency services will be provided by the Falcon Fire Protection District.

# Markup Summary

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