

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. 9B. 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.

REQUEST AND JUSTIFICATION:

The applicant proposes to develop the subject site in conformance with the *Claremont Ranch West - Sketch Plan*, which has designated this area as a commercial/retail site. To allow for the proposed development, the site was rezoned from RR-5 to Commercial Regional (CR) at the July 28, 2015 El Paso County Board of County Commissioners hearing. The proposed commercial center under the CR zoning will allow, but is not limited to a quick service restaurant and/or fast food restaurant with drive-thru. This zone change was consistent with the County's long term planning for this area.

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. 9C. 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.

A Master Traffic Impact Study was prepared with the overall development by Kimley-Horn, dated September 2015. The proposed site is the first of the pad lots along Marksheffel to be developed. The proposed use matches what was anticipated for this site in the Master Traffic Impact Study and there is no change to the anticipated trip generations for this site. Therefore, because all criteria listed in Appendix B.1.2.D of the El Paso County Engineering Criteria Manual are satisfied with the proposed site, a Traffic Impact Study or revision will not be required.

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.