

July 20, 2021



**RE: Letter of Intent for Les Schwab Tire Center
Special Use Permit Application
PCD File No. PPR-21-023**

To whom it may concern:

Les Schwab Tire Center is applying for Special User Permit (SUP) for a new tire center.

Consultant/Authorized Representative

Zack Graham, PE
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Denver, CO 80203
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Owner/Applicant

George Bunting
P.O. Box 5350
Bend, OR 97708
541-416-5241
George.R.Bunting@lesschwab.com

Site Location, Size, Zoning

Address:
7105 Old Meridian Way
Falcon, CO, 80831
Lot Size ~ 2.484 acres (108,186 SF)
Zoning: Commercial Regional District (CR)

Request and Justification

The Les Schwab tire center is proposed to be on a parcel zoned CR which allows Vehicle Repair Garage, Commercial under a Special Use Permit. This permit is to request a vehicle repair use primarily for changing tires, rims, conducting alignments, brake service, oil Changes, and other minor miscellaneous part replacements.

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This special use will fit with the existing character of the neighborhood and may even provide a boost of foot traffic to the adjacent McDonalds and liquor store as customers shop while their car is serviced. There are no surrounding uses that are anticipated to suffer a negative consequence due to the construction of this tire center. The site will provide no detriment to the current or future residents of El Paso County and will provide a useful service in the existing shopping / service-based neighborhood.

The Tire center is also not expected to overburden existing public facilities as a preconstructed site access and series of private roads have already been constructed to serve this development and the surrounding pad sites. These private roads will also contain the increased traffic due to the new business and provide adequate access. A traffic estimate has been attached to this LOI and the developer is aware a road impact fee may be required for this development at time of building permit.

In the design of this facility all local, state, and federal laws regarding air, water, light, or noise pollution will be followed. This site conforms to all other applicable county rules, regulations, and ordinances.

Existing and Proposed Facilities, Structures, Roads, etc.

The existing lot is undeveloped and bound to the north by N Meridian Road, the west by Rolling Thunder Way. Internal public access for vehicles and pedestrians has been provided for the development. Utility mains for service are also located within the existing development.

Proposed structural improvements include a Les Schwab tire center building with showroom, office, restrooms, employee break room, and a service area for servicing vehicles and storing tires. Proposed exteriors include utilities for servicing the building, a paved parking lot, trash enclosure, and a bull pen (CMU enclosure) for temporary storage of waste tires. This Development also includes the installation of new lights which the photometric analysis designed per El Paso County guidance can be seen on the E100 sheet. These lights consist of both building mounted and free-standing lights chosen to match the surrounding development. The development will also include required landscaping and new trees per El Paso Municipal code and for which a series of landscape plans have been created.

Waiver Requests

No Waiver Requests proposed.

Sincerely,

Zack Graham, PE
Civil Engineer

Trip Generation Summary

Alternative: Bays

Phase:

Open Date: 7/20/2021

Project: Les Schwab

Analysis Date: 7/20/2021

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic				
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit
848	STORETIRE 1 8 Service Bays					11	6	17		12	16	28
Unadjusted Volume			0	0	0	11	6	17		12	16	28
Internal Capture Trips			0	0	0	0	0	0		0	0	0
Pass-By Trips			0	0	0	0	0	0		4	4	8
Volume Added to Adjacent Streets			0	0	0	11	6	17		8	12	20

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.