



July 21, 2021

Mercedes Rivas  
El Paso County  
2880 International Circle suite 110  
Colorado Springs, CO 80910

Dear Mercedes,

Please see the responses to the comments received below.

**Written Comments:**

1. Pikes Peak Regional Building Department no comment at this time.  
**Response: Noted.**
2. PMPCD Engineering Division Review 1: comments will be uploaded by the project manager. Review comments on the following documents:
  - Site plan: minor comment
  - Letter of intentThere are no other comments relating to drainage and transportation.  
**Response: Noted, see response to site plan and letter of intent comments in redline comment responses below.**
3. Upper Black Squirrel Creek GWMD: The Upper Black Squirrel Creek GWMD does not have any comments at this time but respectfully reserves the right to comment in the future if need be.  
**Response: Noted.**
4. Falcon Fire Protection District: Falcon Fire has no objections to this special use permit request.  
**Response: Noted.**
5. AMPCD Administrative Notice Adjacent property notifications have been mailed indicating the anticipated decision date and how to provide comment.  
**Response: Noted.**
6. Colorado Springs Utilities, Dev, Svc. (includes water resources): Hey Mercedes, CSU has no action items with this proposal. Approval can be recommended.  
**Response: Noted.**

**Attached Comments:**

**Adjacent Property Notification**

1. Provide name of use specified in LDC "Vehicle Repair Garage, Commercial"  
**Response: Revised to read "Vehicle Repair Garage, Commercial".**

## Mountain View Electric

1. This area is within the Association's certificated service area. The Association will serve this area according to our Line Extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under the Association's Line Extension Policy. Information concerning these requirements can be obtained by contacting the Engineering Department.

The Association has existing facilities near and within this parcel of land. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant.

If additional information is required, please contact me at (719) 494-2636. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

**Response: Noted Coordination with Mountain View Electric is ongoing.**

## Letter of Intent

Please address the following criteria in this letter:

1. The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
2. The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
3. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
4. • The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
5. The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
6. The special use conforms or will conform to all other applicable County rules, regulations or ordinances.
7. Use the name of use specified in the LDC
8. Please update letter of intent to include an estimate on the amount of vehicle trips expected to be made to the site on a daily basis. Per ECM criteria appendix B.1.2., there are several thresholds of vehicle trips that might require a traffic study for this application.
9. Also, please include a statement that shows applicant is aware road impact fees will be due at building permit.

**Response: LOI has been updated to include the items listed above.**

## Site Plan

1. Dimensions of all property lines
2. The building footprint for all structures depicted and labeled to include the proposed use(s), floor area, and height. The setbacks of all building footprints dimensioned from all property lines.
3. Location and width of all sidewalks
4. Location and height of all fences, walls, or berms
5. Location and dimensions of all existing and proposed signs
6. Traffic circulation including all points of ingress/egress into the property

7. The layout and location of all off-street parking, loading and other vehicular use areas
8. Location of all ADA parking spaces, ramps, pathways, and signs
9. Location, height and intensity of all outdoor illumination
10. Location of existing and proposed water and wastewater infrastructure, including well(s) and septic system(s)
11. Location of all no-build areas, floodplain(s), and drainage facilities
12. Location and screening of all dumpster(s) and loading dock areas
13. Standard details of parking (compact, ADA, standard), ADA ramps, driveways, and signs
14. Location of all existing and proposed utility lines and associated infrastructure
15. Existing/proposed land use, parcel size, and zoning
16. Percent of open space, landscaping, and lot coverage
17. Density and number of dwelling units
18. Computation identifying the required parking and the provided parking
19. Add all abbreviation to legend
20. Please add the 25 foot cross access and utility easement
21. Please add "PCD File No. AL-21-005"

**Response: Resubmittal includes more detailed SDP plan set that includes the items listed above.**

**Zack Graham, PE**

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  
303 E 17th Ave #105  
Denver, CO 80203  
406-922-7137  
zackgraham@cushingterrell.com

**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.

[cushingterrell.com](http://cushingterrell.com)

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:  
 Project: Les Schwab

Open Date: 7/20/2021  
 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.