

9<sup>th</sup> October, 2023

## **Bent Grass Plaza - Major Site Development Plan Letter of Intent**

### **PROPERTY DATA (3 LOTS)**

**Address:** 11672, 11694 & 11716 Bent Grass Market View. Peyton, CO 80831

**Schedule number:** 5301101065, 5301101064, 5301101063

**Legal Description:** LOT 3 BENT GRASS EAST COMMERCIAL FIL NO 3 /  
LOT 2 BENT GRASS EAST COMMERCIAL FIL NO 3 /  
LOT 1 BENT GRASS EAST COMMERCIAL FIL NO 3

**Lot size:** 32,063 Sq. Ft. (0.736 ac)  
24,651 Sq. Ft. (0.566 ac)  
24,180 Sq. Ft. (0.555 ac)

**Development size:** 80,894 Sq. Ft. (1.86 ac) (3 Lots)

**Zoning:** CS (Commercial Service)

**Current Land Use:** Vacant land

**Proposed Land Use:** Shopping center, Restaurant, Retail, not limited to all other land uses  
allowed within the CS zone.

**Proposed Building Areas:** 11,425 S.F. (East Building 1) & 6,500 S.F. (Future west Building 2)

**Total Building Footprint (2):** 17,925 S.F.

**Total Lot Coverage:** 22%

**Owner/Applicant Data**

**Current Lot Owner:** Land First Inc.  
1378 Promontory Bluff View, Colorado Springs, CO 80921

**Client/Future Lot Owner:** Nathan Derwick  
555 Amelia St. Suite 100, Colorado Springs, CO 80915  
(719) 578-8833

**Applicant:** Nick Sallecchia, Project manager  
Bucher Design Studio  
12325 Oracle Blvd. Suite 101 Colorado Springs, CO 80921  
(719) 484-0480  
nick@bucherdesign.com

**1. DESCRIPTION**

The proposed project consists of two proposed buildings and site development on three existing lots. A minor lot line adjustment is also being proposed simultaneously to vacate one interior lot line, and adjust the location of another interior lot line, which will convert the three lots into two lots.

The development will be constructed at different times (phased), however once the entire development is completed, shared parking will be provided between the two lots/buildings.

**2. JUSTIFICATION OF USE**

The proposed development has been carefully planned to be in conformance with the guidelines applicable to the CS zone within the El Paso County Land Development Code. This development will provide additional available commercial space for a variety of commercial businesses which is located within a commercial zone with existing commercial surrounding development.

This proposed development will also further assist in the need for additional commercial space which will serve various business types in the area which is surrounded by existing residential subdivisions which continues to grow in the area.

**3. EXISTING AND PROPOSED FACILITIES**

As previously mentioned, the proposed development is located on 3 vacant lots, there an existing 5 ft. +/- wide concrete sidewalk along the North and East property lines which will remain and be continued throughout the perimeter of the development to provide adequate accessibility top and from the site. The remainder of the is vacant, to be developed as part of this project.

Off-street parking has been designed in accordance with Chapter 6 of the LDC, and a summary of required and provided off-street parking has been provided on the cover sheet of the Site Development plan submittal, which includes ADA parking calculations.

These calculations include both the first building in addition to the overall building to provide compliance for each phased development.

Since the proposed buildings are currently “core & shell” buildings, specific businesses/uses are still to be determined at this time, the required parking listed is based on anticipated uses and parking requirements will be updated as the building gets occupied by each business to ensure conformance.

Parking lot lighting is being provided with down-cast light poles and wall mounted down-cast fixtures per the lighting standards set forth in the LDC. More detailed information is available on the photometrics plan.

### **Grading and Utilities**

The existing site has recently been over-lot graded as part of the Bent Grass overall development, but remains undeveloped at this time. The site generally slopes from north to south at grades of 2-3%. Proposed grading will follow the general direction of the existing condition by directing developed flows to the south.

Utility stubs have been installed to the southern property line for water and sanitary sewer and will be utilized to bring service to the proposed buildings. A storm sewer inlet located on the north side of Bent Grass Market View will be utilized to discharge stormwater towards the existing detention facility to the south.

### **Landscaping**

The landscaping will provide an aesthetically pleasing outdoor environment consistent with the regional character. Enhanced landscaping will consist of native and drought tolerant trees, shrubs and ornamental grasses.

Pleasing views will be enhanced, and screening and buffering will be provided as needed to screen undesirable views and provide wind protection. Shade trees will be provided in tree lawns, along roadways to create an attractive streetscape. Shade trees and shrubs will be provided in parking areas, to provide shade and reduce heat.

### **Traffic Considerations**

An existing traffic report, dated October 20, 2021 was conducted by LSC Transportation Consultants, Inc. with the previously approved master development plan, however a new traffic report has been updated and completed to analyze the traffic impacts of the proposed development which are specific to the uses proposed within this development.

This study was conducted by Drexel, Barrell & Co. to determine the future traffic impacts on the surrounding transportation system. All planned roadway and signalization area improvements have already been constructed as presented in the previous TIS, and the findings in updated TIS have determined to present adequate conformance with the previous TIS and no further improvements are recommended. For more detailed information, please review the complete TIS which has been included with the proposed Development Plan.

### **3. REQUESTING ALTERNATIVE DESIGN**

Per section 6.2.5 (G)(2)(a) *Restaurants shall provide 90 feet of stacking behind each order board and pick-up window, or if the functions are separated, 30 feet behind an order board and 60 feet behind the pick-up window. The stacking may wrap around the building.*

We are requesting an alternative compliance for the stacking of the (3) proposed drive-thru stacking lane configurations associated with this development.

The depth of the building footprint(s) and proposed locations of the “pick up” and “order” windows make it challenging to meet the exact required stacking lengths set forth in the LDC. In an effort to make the drive-thru lanes as efficient as possible in conjunction with the parking lot layout and building locations, we feel the proposed stacking lane design(s) are adequate for drive-thru restaurant needs and still meets the general intent of the LDC. Below is a summary of the stacking lengths for the (3) proposed drive thru lanes.

#### **Drive-thru #1 (Located on the East side of the East building):**

We are proposing a stacking lane of 49 feet behind the “order window” and 35 feet between the order window and pick up window. The total stacking lane length is 84 feet.

#### **Drive-thru #2 (Located on the West side of the East building):**

We are proposing an order board with a stacking lane of 37 feet with a secondary “order window, providing an additional 18 feet. The stacking lane between the “order window” and “pick up” window is 35 feet. The total stacking lane length is 90 feet which meets the required total stacking lane length.

#### **Drive-thru #3 (Located on the East side of the West building):**

We are proposing an order window with a stacking lane of 46 feet. The stacking lane between the “order window” and “pick up” window is 32 feet. The total stacking lane length is 78 feet.

Regards,

Bucher Design Studio, Inc.