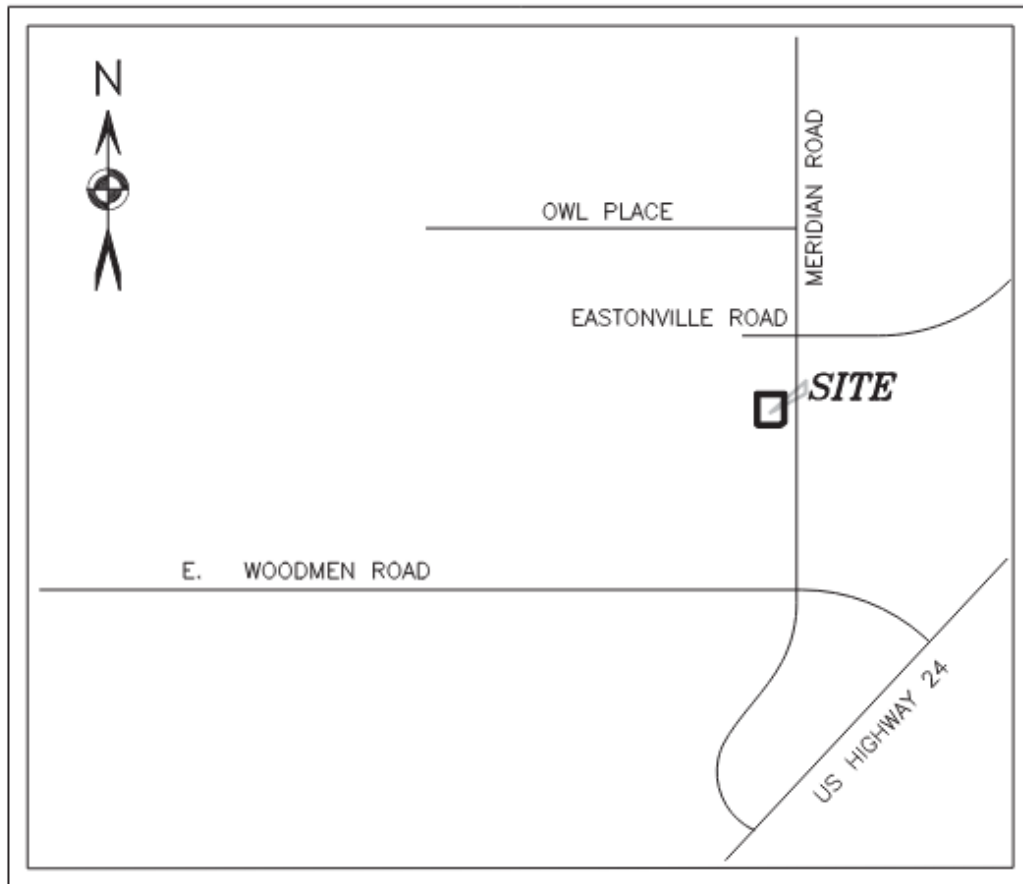


February 19, 2021

El Paso County Planning and Community Development
Attn: Ryan Howser, Planner I – (719) 520-6049

RE: ***Discount Tire - Letter of Intent – Special Use Permit & Site Development Plan – Falcon Marketplace, Lot 4***



VICINITY MAP
(NOT TO SCALE)

Prepared By:
Kimley-Horn and Associates

Developer:

Discount Tire Company, Inc.
20225 N. Scottsdale Road
Scottsdale, AZ 85255

Civil Engineer/Landscape Architect/Traffic Engineer:

Kimley-Horn and Associates
2 N Nevada Avenue, Suite 300
Colorado Springs, CO 80907

Surveyor:

Barron Land Surveying
2790 N. Academy Blvd, Suite 311
Colorado Springs, CO 80917

Please revise to
County

Please change to "Vehicle Repair
Garage, Commercial." Specify that you
are requesting a special use for
"Vehicle Repair Garage, Commercial."

SITE LOCATION, SIZE, ZONING

The project is located on the southeast corner of Meridian Road and Woodmen Road, specifically Lot 4 in the Falcon Marketplace development in Falcon, CO. The project resides on an approximately 1.172 acre site, currently zoned as CR (commercial regional).

REQUEST & JUSTIFICATION

The applicant is requesting that the City accept a Site Development Plan (SDP) and Special Use Permit (SUP) for a proposed Discount Tire Store. The Discount Tire Store falls within the auto service/repair use which requires approval of a SUP within the Commercial Regional (CR) Zone District.

In addition to the Discount Tire Store, the proposed project includes parking, landscaping and required utilities for standard operations by the applicant. The proposed retail development will provide additional commercial support to the community and the surrounding region as this area of El Paso County continues to grow.

EXISTING AND PROPOSED FACILITIES & STRUCTURES

Existing site characteristics:

The existing site is vacant/undeveloped with the exception of recent over-lot grading as part of the Falcon Marketplace Master Development. The site currently slopes from north to south at approximately 2%. Utility stubs have been provided on the western property line from the recently constructed water, sanitary, and storm mains in the Falcon Marketplace right-of-way. A Woodmen Hills Metro District sanitary sewer easement runs north/south along the eastern boundary of the site.

Proposed Infrastructure and Utilities

The proposed development associated with the SDP will include an approximate 7,488 SF Discount Tire Store, employee and customer parking, landscaping and utilities. The Site will be accessed by one shared driveway entrance which will directly connect to Falcon Marketplace as part of the Master Development. The driveway will be shared with a proposed King Soopers Fuel Station that has been proposed for the lot to the north of this site.

Water and wastewater municipal services for the development will be provided by Woodmen Hills Metro District. Water and wastewater services will connect to existing stubs provided by the master developer.

Utility and public services will be provided by the following associated districts:

- | | |
|-----------------------|---|
| 1. Water: | Woodmen Hills Metro District |
| 2. Wastewater: | Woodmen Hills Metro District |
| 3. Gas: | Colorado Springs Utilities |
| 4. Electric: | Mountain View Electric Association |
| 5. Phone: | Comcast |
| 6. Fire: | City of Falcon Fire Department |
| 7. Police Protection: | Falcon Division of City of Colorado Springs Police Department |

Stormwater Water Quality and Detention will be provided as part of the master development and will be constructed by the master developer. A full spectrum detention area will be located at the southern portion of the Falcon Marketplace Subdivision.

Proposed Open Space/Common Areas:

A variety of trees, shrubs and groundcovers are proposed for this site to meet the requirements of El Paso County and to provide an aesthetically pleasing retail development. Landscaping will be provided adjacent to all property lines, with the exception of the property line that runs through the middle of the shared access driveway.

Traffic and Proposed Access Locations

Access to the site will be provided via a shared driveway connecting to Falcon Marketplace on the western boundary of the site. The development has been included in the Traffic Report prepared for the Master Development as well as in a Traffic Memo by Kimley-Horn and Associates submitted with the Special Use Permit.

Phasing Plan

The proposed development will not be phased.

IMPACTS ASSOCIATED WITH THE SITE DEVELOPMENT PLAN

Floodplain

The proposed development and associated improvements do not lie within the 100-year floodplain. The nearby floodplain boundaries are in the process of being updated and the site will remain outside of the 100-year floodplain.

Wetlands and Wildlife

There are currently no known man-made or natural features or constraints that require mitigation. This includes wildlife, wetlands, soils, geologic hazards and wildfire hazards.

Air Pollution

By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Construction practices will adhere to the El Paso County Health Department as well as Colorado State Departments codes and regulations.

Water Pollution

By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. A Grading and Erosion Control Plan and Stormwater Management Plan will be in place prior to the initiation of construction.

Noise Pollution

The primary generators of noise at the proposed development will consist of vehicle noise as vehicles enter and leave the site as well as shop noise associated with the removal and installation of tires. It is not anticipated that the noise levels at this development will exceed El Paso County Standards. The noise from this development will have little or no negative impacts on surrounding properties.

Visual Assessment

The proposed development will not have an adverse visual effect on the surrounding properties. Proposed landscape buffers and building setbacks will provide visual enhancements both within and outside of the Site. Views to the north, west and south will be relatively unobstructed by the development.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (719) 284-7281 or mitchell.hess@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Mitchell Hess, P.E.
Civil Engineering Project Manager