



Letter of Intent needs to be updated to show that the enclosed plan is for 3 lots, and is for a preliminary plan and final plat. Letter of Intent needs to address the Criteria of Approval for Preliminary Plan in Section 7.2.1(2)(e)
Also include notes from preliminary plan about existing structure meeting zoning and setbacks requirements for the C-1 zoning

September 8, 2017

Gabe Sevigny
El Paso County – Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Kum & Go #0692 Site Development Plan and Preliminary Plan (Space Village Avenue and Peterson Boulevard)

Mr. Sevigny:

Kum & Go, L.C. respectfully submits the enclosed Preliminary Plan and Site Development Plan for Kum & Go Store #0692, located near the intersection of Space Village Avenue and Peterson Boulevard. The property is currently zoned as C-1, Commercial. The enclosed plan outlines the development of a 1.77-acre lot for a Kum & Go convenience store. The property is currently vacant, and is bordered by commercial developments to the east and south, Peterson Boulevard on the west, and Space Village Avenue on the north.

The convenience store building (refer to the enclosed elevations) utilizes a cast stone base & Nichiha fiber cement panel façade in three different colors with varying roof lines. HVAC equipment associated with the structure will be contained on the roof and screened from view. Signage for the building is limited to the Kum & Go logo placed on the front of the building, with “Go Fresh Market” signage on that same elevation along with the patio side elevation. The interior of the building is equally finished, with burnished concrete floors, tile and millwork cabinetry throughout. This 5,600± square foot building incorporates Kum & Go’s newest store concept with a terrific product offering and fresh food choices, such as made-to-order pizzas, sandwiches, wraps, and bakery items cooked on-site. There will be various seasonal outdoor sales items and a propane tank exchange along the front façade of the building.

The fuel islands (and overhead canopy) will offer traditional passenger vehicle gasoline, diesel, E-15 and E-85 fuels. Underground fuel tanks will be located between the fuel islands and Peterson Boulevard.

The enclosed site layout proposes to face the Kum & Go store entry to the west, with one full-movement access point onto Peterson Boulevard, and another full movement onto Space Village Avenue.

Parking for the facility will be accomplished with 23 parking stalls located immediately adjacent to the building & near the underground fuel tanks, of which two stalls will be striped as ADA accessible. There will also be 10 parking stalls located across the parking lot for a total of 33 parking stalls. This arrangement will promote adequate circulation for, both, delivery trucks and customers. Multiple points of entry with adjacent parking diminish the congested feel of a single entry development, and will provide for safe and convenient access to the store. A traffic study has been prepared for this project, and it is anticipated that development of this property will not overburden the adjacent thoroughfares.

Utility services for the store are anticipated to be connected to the public water and sewer systems, operated by Cherokee Metropolitan District. The site’s stormwater runoff will be conveyed to a newly constructed underground detention system. This system will be designed as a full spectrum detention basin per the latest Urban Drainage and Flood Control District’s criteria.

Finally, the enclosed landscaping plan depicts substantial greenery which meets the County's requirements. Screening along the roadways reduces headlight spill and softens the edge of parking areas. The tree plantings are concentrated along the roadways, which also adds to the public benefit.

Kum & Go is a private, family held business in its 57th year of operation and currently operates over 430 convenience stores in all types of neighborhoods. Our site design, with focused lighting, substantial landscaping and appealing architecture typically adds to the aesthetics of our neighborhoods, and our services are second to none. We love what we do, have a genuine compassion for our customers, associates, families and communities; and expect & deliver superior performance.

We ask that you review our submittal at your earliest convenience. We appreciate your time and thank you for your consideration. Please let us know if you have any further questions or if you need any additional information concerning our application. Contact information is provided at the bottom of this letter.

Very truly yours,

KUM & GO, L.C.



Ryan Halder
Site Development Manager

Attachments: Kum & Go #0692 Site Development Plan, and Preliminary Plan

Developer

Ryan Halder
6400 Westown Parkway,
West Des Moines, IA 50266
(515)457-6232

Engineer

Josh Erramouspe
1880 Fall River Drive
Loveland, CO 80538
(970)461-7733

Markup Summary

dsdseigny (1)

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Development Department

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