



Drexel, Barrell & Co.

April 14, 2022

El Paso County Planning & Community Development
Attn: Kylie Bagley, Planner
2880 International Circle
Colorado Springs, CO 80910
719-373-8562 direct

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

RE: Letter of Intent (PPR-22002)
Lot 5, Falcon Marketplace Site Development Plan
7575 Falcon Marketplace (Tax schedule #5301403003)

3 S 7th Street
Colorado Springs, CO 80905

719 260-0887
719 260-8352 Fax

Ms. Bagley,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Site Development Plan submittal for Lot 5, Falcon Marketplace, on behalf of KMG RE Falcon, LLC.

The approximately 0.78 acre site will consist of a fast-food restaurant property with associated parking and landscaping. A deviation will be requested for one less parking space than required.

Location and Zoning

The project is located at the northwest corner of Meridian Road and E. Woodmen Road, specifically Lot 5 in the Falcon Marketplace development. The property is currently zoned as CR (Commercial Regional).

Existing Facilities

The existing site has recently been over lot graded as part of the Falcon Marketplace overall development, and remains undeveloped. The site currently slopes from north to south at approximately 2%. Utility stubs have been installed from Falcon Market Place to the western property line for water and sanitary sewer. A storm sewer stub is provided to the southwest corner of the lot.

Proposed Facilities

The proposed development will consist of an approximately 3,146 sf fast-food restaurant building, with associated parking and landscaping. The site will be accessed by one driveway entrance from Falcon Market Place, with connectivity to the south to Lot 6, coordinated with neighboring lot developers.

The traffic study for the original development identified a drive-thru restaurant for Lot 5. The traffic memo prepared for this use confirms that the original traffic conditions assumed by the study will not be adversely affected by this change in use.

Land Development Code Compliance

The proposed development is in compliance with the land uses proposed for the approved Falcon Marketplace development, which in turn is in conformance with the Land Development Code and use standards for the Commercial Regional (CR) zoning. The site landscaping is required to follow the plan approved with the overall Falcon Marketplace development.

Traffic / Access / Noise

Access to the site is as described above, and is consistent with the Traffic Report prepared for the overall Falcon Marketplace development. A Traffic Memo was completed as part of this submittal, and as noted above identifies that the traffic conditions are consistent with those assumed in the overall study.

In addition, the developer is responsible for a pro-rata share of the offsite roadway improvements associated with the Falcon Marketplace development. This share is further detailed in the Traffic Memo.

Utilities

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

Drainage/Floodplain

Stormwater quality and detention is provided as part of the overall Falcon Marketplace development. The detention basin to the south of Lot 5 will provide for water quality before discharge into the public system.

The site is currently within the 100-year floodplain as determined by the FEMA floodplain maps. However, construction of improvements to modify the floodplain has been completed. The LOMR has been approved by FEMA, and is now in the regulatory 90-day appeal period.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

Owner:

Evergreen – Meridian & Woodmen, LLC
2390 E. Camelback Rd, Suite 410
Phoenix, AZ 85106
602-808-8600 phone
rperkins@evgre.com

Developer:

KMG RE Falcon, LLC
6050 Stetson Hills Blvd, Suite 295
Colorado Springs, CO 80918
719-217-7279 phone
kgerstner@tripodusa.com

Consultant:

Drexel, Barrell & Co.
Mr. Tim McConnell, P.E., Principal, Regional Manager
3 South 7th Street
Colorado Springs, CO 80905
719-260-0887 phone
tmccConnell@drexelbarrell.com

We trust you find our application for the Lot 7, Falcon Marketplace Site Development Plan acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



Drexel, Barrell & Co.
Tim D. McConnell, P.E.
Principal, Regional Manager