



D E E P W A T E R P O I N T C O M P A N Y

TIMOTHY J. LEONARD  
PRESIDENT

VIA E-MAIL

17 January 2022

**Ryan Howser**

[ryanhowser@elpasoco.com](mailto:ryanhowser@elpasoco.com)

El Paso County Planning and Community Development  
2880 International Circle, Ste. 110  
Colorado Springs, CO. 80910

Site development plan still says 42 spaces required - 39 provided. Please revise either this letter or the site development plan to indicate the correct number of spaces.

**RE: SDP Submittal Letter of Intent – Slim Chickens Restaurant  
Falcon Marketplace, Lot 9**

Dear Ryan,

Please find attached our re-submittal for the Site Development Plan approval:

Land Owner: Evergreen – Meridian & Woodmen, LLC  
Attn: Karen Levitt Ortiz  
2390 E. Camelback Rd, Ste. 410  
Phoenix, AZ. 85106  
602-808-8600  
[klevittortiz@evgre.com](mailto:klevittortiz@evgre.com)

Applicant: WRG Investors, LLC dba. Slim Chickens  
Attn: Rick Stucy  
5450 Montana Vista Way., Ste. 200  
Castle Rock, CO. 80108  
303-378-1592  
[rick@trailstardev.com](mailto:rick@trailstardev.com)

Development Mgr: Deepwater Point Co  
Attn: Tim Leonard  
1153 Bergen Parkway, Ste. I-150  
Evergreen, CO. 80439  
303-674-7856  
[tim@deepwaterpoint.net](mailto:tim@deepwaterpoint.net)

Engineer: Point Consulting, LLC  
Attn: Jim Shipton, Mitch Shearer  
8460 W. Ken Caryl Ave, Ste. 101  
Littleton, CO 80128  
720-258-6836

Location: [jshipton@pnt-llc.com](mailto:jshipton@pnt-llc.com), [mshearer@pnt-llc.com](mailto:mshearer@pnt-llc.com)  
7535 Falcon Market Place (Lot 9), Falcon, CO 80831

Tax Parcel#: 5301403005

Land Size: 1.55 ac land

Zoning: Commercial Regional

Project and Use: Slim Chickens restaurant; 3,458 sf with a 415 sf patio

Utilities: Utility stubs for water, sanitary sewer and gas have been provided by the developer on the north side of the parcel. Storm water will connect to the master development's water quality and detention facilities. Woodmen Hills Metro District for water and wastewater, CSU for gas, and Mountain View Electric Assoc for electricity.

Request: Site plan approval for Slim Chickens restaurant with drive-thru, parking, and landscape.

Existing Land Use: Vacant undeveloped land.

Proposed Land Use: Slim Chickens restaurant with drive-thru, parking, and landscape within the Falcon Marketplace shopping center.

Land Development Code: Applicant expects to adhere to all the site planning conditions as required by the County's Land Development Code.

Alternative Parking Request: 37 parking spaces vs 39 parking spaces.

**Justification:**

The calculation for 39 parking spaces uses exterior dimensions, including that of the 418 sf covered patio, but excludes a separate non-occupiable cooler area of 278 sf. All this area totals 3,902 sf (see floor plan exhibit with sf).

These same areas, if measured using interior dimensions, total 3,578 sf and would therefore require 36 spaces instead of 39.

This difference of 3 parking spaces calculated just due to interior vs exterior dimension is of significance to us because our site has a large amount of space dedicated to storm water detention and can

I am not sure where this square footage comes from. Is this the interior dimension of the 3,902 minus the 278? It is very confusing to follow the math logic here and doesn't easily correspond with what is shown on the site development plan.

only park 37 spaces. This means we are one space extra with one calculation method and two spaces short with the other.

To help justify the difference of two spaces, we have “added” one more available parking space, by adding a “order waiting space” on the outer edge of the exit drive-thru lane, so the waiting customer does not have to use a space in front of the store, but now will wait close to the pick-up window.

In addition to helping to lower the need for 39 spaces to 37 spaces, our queue line holds an above-average amount of cars. For this size of a restaurant, we can queue 15-17 cars with an 85-90% confidence of capacity. This queue is designed for up to 25 cars which means customers, seeing additional stacking capacity, will be more likely to opt to drive-thru than they will to park. Therefore, there will be less demand for 39 spaces than 37 spaces.

With both these design attributes – longer queue and additional waiting space – we would consider that 37 available spaces will not have any effect on parking different than 39 spaces would. Therefore, this alternative calculation of interior dimensions, with the current site plan design, accomplishes the purpose of proper and reasonable parking equally well as the calculation using exterior dimensions.

I might add that the accommodation of these two parking spaces does not alter any pedestrian connectivity or convenience, nor are there any changes from the visual or aesthetic impact from any surrounding roadways or adjacent retailers, nor any physical impact to any alternative modes of transportation or any natural areas, landscape features or storm water systems; and handicap parking ratios are maintained.

Thank you for considering, and hopefully approving, this alternative parking plan to allow 37 parking spaces instead of 39.

Please feel free to contact me with any questions.

Sincerely,



Timothy J. Leonard  
President