



THE NEIGHBORHOOD IN WHICH IT IS LOCATED

A community presentation on the Convenience Store definition
and the first criterion

Appeal APP261
of Administrative Determination ADM264
Buc-ee's EPCO, LLC

El Paso County Board of County Commissioners
Thursday, August 27, 2026

Prepared by Laurel Schow

Contents

This presentation addresses whether the proposed use meets the Section 1.15 definition of Convenience Store, what the Code means by Neighborhood, and the first criterion under Section 5.3.6(C)(1). It does not address the second criterion or the broader similar-use analysis.

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The Field Observation packet appended at the back was submitted separately as written evidence in the record for ADM264.

Presented by

Residents of Monument, Palmer Lake, Woodmoor and greater El Paso County, in the order they speak.

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| 1 | Terre Christensen | 14 | Genevieve Gustavson |
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PART ONE - WHAT WE ARE ASKING FOR

SEGMENT 1

Terre Christensen

The Board is hearing Buc-ee's appeal of Administrative Determination ADM264. That determination turns on whether a thirty-one-acre, seventy-four-thousand-square-foot travel center with one hundred twenty fueling positions meets the definition of a convenience store under Section 1.15 of the El Paso County Land Development Code. [LDC 1.15]

We are asking the Board to uphold the Planning Director's determination.

In June 2026, Buc-ee's asked the Planning Director for that classification. A convenience store is allowed by right in C-1. [ADM264 request; LDC Table 5-1] The Director determined that staff could not make that classification, and Buc-ee's appealed on July 2. [Herington determination, July 1, 2026; APP261; LDC 5.3.6(F)]

Under the County's published procedure, the applicant carries the burden of proof and presents how the proposal meets the specific criteria. [EPC hearing procedures, APP261]

SEGMENT 2

Kevin Christensen

The Director wrote that because it is unclear whether the use meets the definition of Convenience Store, staff cannot determine whether it is sufficiently similar to allowed uses in C-1. [Herington determination, July 1, 2026, pp. 3-4]

She identified the language in the definition that made the classification unclear: "to the neighborhood in which it is located." [same, p. 3]

Applying that language requires identifying the neighborhood. That is the purpose of this presentation. We read the definition, we identify the neighborhood, and we apply the first criterion under Section 5.3.6(C)(1).

PART TWO - THE DEFINITION

SEGMENT 3

Brian Schow

Section 1.15 defines a convenience store as follows.

"An establishment for the purpose of offering for sale to the neighborhood in which it is located such items as groceries, ready to eat food, over the counter drugs, and sundries. A convenience store may include retail sale of gasoline and other petroleum products." [LDC 1.15]

Director Herington noted that the sentence permitting retail sale of gasoline and other petroleum products was added in the 2007 code update. She also noted the phrase "for the purpose of offering for sale to the neighborhood in which it is located." She wrote that the 2007 addition and the neighborhood phrase made the use classification difficult to determine. [Herington determination, July 1, 2026, p. 3]

She also found no previous convenience store approvals within the C-1 zoning district on record. [same, p. 4]

See Exhibit A, page 16. Convenience Store, as defined by the Code

SEGMENT 4

Leslie Hanks

The definition begins with the establishment's purpose: offering for sale to the neighborhood in which it is located.

It then gives examples of the goods that may be sold: groceries, ready to eat food, over the counter drugs and sundries.

The final sentence permits retail sale of gasoline and other petroleum products.

Section 1.6.3 provides that lists using the term "such as" give examples only and are not to be construed as exhaustive. [LDC 1.6.3] The goods list gives examples of what a convenience store sells. It does not tell you what a convenience store is.

The purpose clause does that. For the purpose of offering for sale to the neighborhood in which it is located.

SEGMENT 5

Pamela Lively

The examples identify goods that may be sold, while the permission allows gasoline sales. Only the purpose clause identifies the establishment's intended customer.

Buc-ee's seeks classification as a principal use in C-1. Section 1.15 defines a principal use as an activity or combination of activities of chief importance on the lot or parcel, and the main purposes for which the land is intended, designed, or ordinarily used. [LDC 1.15]

For this to be a convenience store, offering for sale to the neighborhood in which it is located has to be of chief importance on this parcel.

That is why this presentation defines the neighborhood.

SEGMENT 6

Steve Fischer

On December 3, 2024, Buc-ee's held a community meeting at Palmer Lake Elementary School. Speaking for the company, Stan Beard talked about the roughly eighty thousand vehicles a day on Interstate 25 beside this site. He said, "our purpose is to get them off and back on that freeway system as easily and comfortably as possible." [KKTV video, Buc-ee's Community Meeting, December 3, 2024, 19:20 to 19:40]

He also said, "our customers, like I said, come from miles away. We are stopping the car that is already on the freeway." [same, 26:04 to 26:26]

At the same meeting, Mr. Beard described the company this way. "Back in the day, we were just a little convenience store, neighborhood convenience store. We are now in seven or eight states. We have 32 travel centers." [KKTV video, December 3, 2024, 21:59 to 22:17]

SEGMENT 7

Teri Fischer

At the December 3 meeting, Stan Beard also said, "90% of our customers are visiting us from well outside of El Paso County, more than 70% of them are coming from outside of the state." [KKTV video, 17:33 to 17:50]

The applicant's traffic study projects where this project's traffic will come from and where it will go. More than ninety-three percent of it is assigned to Interstate 25. Under seven percent is assigned to local roads. [filing p. 62]

SEGMENT 8

Melissa May

There are three places where the applicant's filing describes who the project will serve. Page one says, "residents, employees, and others in the surrounding area." Page three says, "people living, working, and already traveling within the surrounding area." Page four says, "nearby residents, employees, and others already traveling in the area." [filing pp. 1, 3, 4]

Kimley-Horn, the applicant's traffic engineer, acknowledged that more than eighty-five percent of customers at existing Buc-ee's stores are not local. [filing p. 62]

The definition requires an establishment that exists for the purpose of selling to the neighborhood in which it is located. [LDC 1.15]

SEGMENT 9

Sheryll Robbins

On page three the applicant asks the Board to read this code literally, citing Section 1.6.1, and adds that restrictions should not be implied where none are stated. [filing p. 3] Section 1.6.1 does say the language of this Code shall be read literally. It does not say anything about implying restrictions. [LDC 1.6.1]

On page two the applicant quotes the definition of Convenience Store in full, including the phrase "for the purpose of offering for sale to the neighborhood in which it is located." [filing p. 2]

Yet in the sentence concluding that the project satisfies that definition, the purpose clause is gone. Both parts of it. "For the purpose of," and "to the neighborhood in which it is located." [filing p. 3]

We accept Section 1.6.1 as the standard. Everything that follows reads the code as it is written.

See Exhibit B, page 17. Convenience Store definition: the purpose clause, quoted and then dropped

PART THREE - WHAT THIS PLACE IS

SEGMENT 10

Tammy Maxwell

In 1991 this County defined a convenience store as a food service establishment contained within a building, offering for sale to the neighborhood in which it is located such items as groceries and sundries. That definition said it would not include the sale of motor vehicle fuel. [EPC Land Development Code, Chapter III Definitions, printed page III.10, revision date 5/1/91, provided by El Paso County PCD]

In 2007 the County expanded the goods list and removed the fuel prohibition. [1991 page III.10; LDC 1.15] It also added permission for retail sale of gasoline and other petroleum products. [LDC 1.15; Herington determination, July 1, 2026, p. 3]

SEGMENT 11

Nancy Fritzsche

The 2007 update expanded the goods list and permitted fuel sales. One clause stayed exactly as it was. Offering for sale to the neighborhood in which it is located. [1991 page III.10; LDC 1.15]

The County also added a purpose statement in front of that clause. For the purpose of. [1991 page III.10; LDC 1.15]

The Code changed what a convenience store may sell. It did not change whom the store is for. A convenience store is an establishment for the purpose of offering for sale to the neighborhood in which it is located. [LDC 1.15]

Applying that language requires identifying the neighborhood.

See Exhibit C, page 18. Convenience Store definition: the 2007 amendment

SEGMENT 12

James Morris

Section 1.15 defines a neighborhood. "Primarily residential areas unified by shared characteristics, functional connections and spatial perceptions." [LDC 1.15]

The residential areas are the neighborhood. Shared characteristics, functional connections and spatial perceptions are what hold them together.

On page three the applicant quotes that definition. It then writes that the relevant neighborhood includes nearby residential and commercial areas together with the transportation corridors that connect them, and it names those connections as Interstate 25, County Line Road and Beacon Lite Road. [filing p. 3]

Although the definition makes roads something that unifies a neighborhood, the applicant's reading makes a road part of the neighborhood itself.

SEGMENT 13

Kazumi Morris

On page four, the applicant describes its conclusion as consistent with the text of the code and with what it calls its function based definition of neighborhood. [filing p. 4]

The code defines a neighborhood as primarily residential areas. [LDC 1.15] Interstate 25 is not a residential area.

The Board cannot apply the phrase "the neighborhood in which it is located" without identifying the neighborhood.

SEGMENT 14

Genevieve Gustavson

The County has described this place in two adopted documents.

The 2021 Your El Paso Master Plan calls Tri-Lakes the northern gateway into the County along Interstate 25 and Highway 83. It says this Key Area supports the commercial needs of many of the residents in northern El Paso County. [Your El Paso Master Plan, 2021, Tri-Lakes Key Area]

The Master Plan says future development in this area should align with the existing character. It names Monument, Palmer Lake and Woodmoor as the adjacent communities. [same]

The older document is the Tri-Lakes Comprehensive Plan, adopted in October 1999 and superseded by the 2021 Master Plan. [MP-99-001; MP-21-001, p. 172] Both plans are advisory, and the Board retains discretion in applying them. [LDC 2.1.3] We offer them as evidence of what this place is, not as authority binding this Board.

See Exhibit D, page 19. Tri-Lakes Key Area

SEGMENT 15

Michael Cinderella

Twenty-seven years ago the County drew a sub-area around the intersection of County Line Road and Interstate 25, approximately 1,560 acres, and named it Elephant Rock. It is bordered on the north by the El Paso and Douglas County line, on the east by Interstate 25, on the south by the Town of Monument, and on the west by the Town of Palmer Lake. [Tri-Lakes Comprehensive Plan, PDF p. 99]

This site sits at that northeast corner.

See Exhibit E, page 20. Elephant Rock sub-area

A map prepared by the El Paso County Planning Department and printed July 26, 1999, names the places inside that boundary. Meirs. Beacon Heights. Varner. Colorado Estates. Wakonda Hills. [Tri-Lakes Comprehensive Plan, PDF p. 150]

The applicant's filing uses the word neighborhood throughout and names none of them. [filing pp. 2, 3, 4, 7]

See Exhibit F, page 21. Elephant Rock sub-area map, 1999

See Exhibit G, page 22. Elephant Rock sub-area, northeast corner

SEGMENT 16

Kellie Currie

The applicant has defined the neighborhood by three roads: Interstate 25, County Line Road and Beacon Lite Road. [filing p. 3]

Two of those three connect this community. The interstate does not.

These communities sit together on the Palmer Divide, the ridge that separates the Arkansas and Platte river drainages and creates severe weather. The added moisture is why this part of the county is forested. Palmer Lake lies west, against the Rampart Range and the Pike National Forest. Woodmoor lies east, in ponderosa pine. Monument's town limits reach both sides of the interstate, around a historic downtown on the west.

Interstate 25 climbs over the Divide, running north and south. Interstate 25 is not a neighborhood.

SEGMENT 17

Karen McVay

Interstate 25 takes people from here to Denver, Colorado Springs and the airport, and brings them home. It does not tie this community together.

County Line Road does. It is the daily connector linking families and neighborhoods across the Tri-Lakes, east and west across the interstate that cuts through it. It takes them to school, work, the trailhead, dinner and a neighbor's driveway. County Line Road is the road home.

A church sits at County Line Road and Beacon Lite. It has full access today. Under the applicant's plans, drivers leaving the church would be limited to a right turn, sending them south on Beacon Lite, away from County Line Road. [filing p. 46] To reach the road that ties this community together, they would have to circle back the long way.

SEGMENT 18

Tamara Pusateri

The applicant projects 22,150 daily trips onto County Line Road. Each visit counts twice, arriving and leaving. That is 11,075 visits a day. [filing p. 62]

The applicant's own study assigns more than ninety-three percent of that traffic to Interstate 25. [filing p. 62]

A convenience store is an establishment for the purpose of offering for sale to the neighborhood in which it is located. [LDC 1.15] This traffic does not come from the neighborhood.

PART FOUR - THE DISTRICT AND THE FIRST CRITERION

SEGMENT 19

Casey Gilbert

This property is zoned C-1.

Section 4.4.1(A) establishes C-1 "for the purpose of providing for commercial activities."
Section 4.4.2(A) establishes C-2 "for the purpose of providing for large commercial activities." [LDC 4.4.1(A); 4.4.2(A)]

One word separates those two sentences. Large.

The requirements the County wrote into C-1 still apply to this property. [LDC 4.1.4]

SEGMENT 20

Paul Pusateri

Section 3.2.5 says the Commercial Community district accommodates establishments that primarily serve adjoining neighborhoods, and that Commercial Services serves the general public. [LDC 3.2.5]

The code divides commercial designations by intensity and by whom they serve.

The code permits a convenience store in C-1 to include retail gasoline sales. [LDC 1.15] Table 5-5, footnote 1, sets pump and canopy setbacks in C-1 and in the other commercial districts. [LDC Table 5-5, fn. 1]

What a convenience store may sell, and where its pumps are located, do not answer whether this is a convenience store. A convenience store is an establishment for the purpose of offering for sale to the neighborhood in which it is located. [LDC 1.15]

SEGMENT 21

Karen Huston

The code also uses the term Convenience Store in Table 5-2.

Table 5-2 lists accessory uses, which Section 1.15 defines as subordinate to the principal use on the same lot. [LDC 1.15] Convenience Store appears there in two districts, and both are mobile home park districts. [LDC Table 5-2]

Both are residential districts. Section 4.2.2 says the Mobile Home Park district is intended to promote an acceptable living environment for its occupants. [LDC 4.2.2]

Where this code allows a convenience store to be subordinate to something else, that something else is people's homes.

See Exhibit H, page 23. Convenience Store as an accessory use

SEGMENT 22

Deb Fiala

Section 5.3.6(C)(1) asks whether the location requirements of a use are consistent with the purpose and description of the zoning district. [LDC 5.3.6(C)(1)]

On May 28, 2025, the applicant's engineers wrote to the Federal Highway Administration about a Minor Interchange Modification Request for this interchange. [filing p. 228]

The site plan labels a five-hundred-thousand-gallon water storage tank, a well, a booster pump station, a chlorination building and a sewer lift station. [filing p. 286]

A rebuilt interstate interchange, a water system and a sewer lift station are the location requirements of this project. They are not the location requirements of an establishment for the purpose of offering for sale to the neighborhood in which it is located. [LDC 1.15]

SEGMENT 23

Cris Robirds

The filing lists a twenty-four-hour backup generator allowing the site to serve as a temporary refuge and an on-site emergency staging area for the fire district. It also lists fire water upgrades providing excess capacity to surrounding properties, a community bicycle plaza and on-site EV charging. [filing pp. 2, 4]

Section 1.15 lists shared facilities and public spaces among the things that define or reinforce a neighborhood. On page four the applicant writes that these amenities constitute shared facilities and public spaces, and that providing them integrates the project into the surrounding neighborhood. [LDC 1.15; filing p. 4]

The code describes what is within a neighborhood. The applicant reads the code as a list of things to build.

The definition the applicant must satisfy is the definition of a convenience store, not the definition of a neighborhood.

PART FIVE - CLOSING

SEGMENT 24

Kathy Brega

The 2007 amendment removed the prohibition on fuel sales. The same amendment kept one clause word for word and added a purpose statement in front of it. The clause now reads: an establishment for the purpose of offering for sale to the neighborhood in which it is located.

[LDC 1.15; 1991 definition, page III.10]

The definition does not measure a convenience store by square footage or by fueling positions. It measures it by what the establishment is for. Section 1.15 defines a principal use by what is of chief importance on the lot or parcel. [LDC 1.15]

SEGMENT 25

Laurel Schow

The applicant carries the burden of showing that this project is a convenience store, an establishment for the purpose of offering for sale to the neighborhood in which it is located.

[EPC hearing procedures; LDC 1.15]

The neighborhood in which it is located is Meirs, Beacon Heights, Varner, Colorado Estates and Wakonda Hills, and the communities of Monument, Palmer Lake and Woodmoor. They sit together on the Palmer Divide, tied together by County Line Road.

This project does not exist to sell to that neighborhood. It exists to sell to people traveling on Interstate 25. And Interstate 25 is not a neighborhood.

It requires a rebuilt interstate interchange, a water system and a sewer lift station. Those are not consistent with the purpose and description of the C-1 district. [LDC 5.3.6(C)(1)]

We ask the Board to uphold Administrative Determination ADM264.

EXHIBIT A

Convenience Store, as defined by the Code

The definition has three parts. The examples say what may be sold. The final sentence says what may be included. Only the purpose clause says whom the establishment is for.

El Paso County Land Development Code, Section 1.15

The purpose	An establishment for the purpose of offering for sale to the neighborhood in which it is located...
The goods	...such items as groceries, ready to eat food, over the counter drugs, and sundries.
The permission	A convenience store may include retail sale of gasoline and other petroleum products.

Section 1.6.3 provides that lists using the term “such as” give examples only and are not to be construed as exhaustive.

EXHIBIT B

Convenience Store definition: the purpose clause, quoted and then dropped

On page 2 of its Administrative Determination request, the applicant quotes the Convenience Store definition in full. On page 3, in the sentence concluding that the project satisfies that definition, the purpose clause does not appear.

Buc-ee's EPCO LLC, Administrative Determination request, pages 2 and 3

Page 2, quoted in full	Page 3, applying the definition
"An establishment for the purpose of offering for sale to the neighborhood in which it is located such items as groceries, ready to eat food, over the counter drugs, and sundries."	"...the Code's definition of a Convenience Store, which includes an establishment offering for sale 'groceries, ready to eat food, over the counter drugs, and sundries.'"

Bold marks the language present on page 2 and absent on page 3.

EXHIBIT C

Convenience Store definition: the 2007 amendment

The 2007 amendment expanded the goods list and permitted fuel sales. One clause stayed word for word, and a purpose statement was added in front of it.

El Paso County Land Development Code, Chapter III Definitions, page III.10, revision date 5/1/91, and Section 1.15

1991	Current
"A food service establishment contained within a building offering for sale to the neighborhood in which it is located such items as groceries and sundries. This would not include the sale of motor vehicle fuel."	"An establishment for the purpose of offering for sale to the neighborhood in which it is located such items as groceries, ready to eat food, over the counter drugs, and sundries. A convenience store may include retail sale of gasoline and other petroleum products."

Bold marks the clause that survived the amendment, and the purpose statement added in front of it.

EXHIBIT D

Tri-Lakes Key Area

The County's adopted Master Plan describes this place and names the communities it comprises.

Your El Paso Master Plan, 2021, Land Use chapter, printed page 19

Tri-Lakes Area

Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area. It is also an activity and entertainment center with the three lakes (Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.

EXHIBIT E

Elephant Rock sub-area

In 1999 the County drew a sub-area around the intersection of County Line Road and Interstate 25 and described its boundaries.

Tri-Lakes Comprehensive Plan, adopted October 1999, MP-99-001, page 99

2000 TRI-LAKES COMPREHENSIVE PLAN
CHAPTER VI: SUB-AREA 2 - ELEPHANT ROCK



LOCATION

Sub-Area 2, Elephant Rock, is located in the northwestern portion of the Tri-Lakes Planning Area. Comprising approximately 1560 acres, it is bordered on the north by the El Paso-Douglas County line (County Line Road), on the east by Interstate 25, on the south by the Town of Monument, and on the west by the Town of Palmer Lake.

Photo: Ben Lomond Mountain.

Paralleling the southern boundary are the tracks of the Denver and Rio Grande railroad which are in turn paralleled by the New Santa Fe Trail. The area is named for the prominent outcrop of Dawson sandstone on the southern slope of Ben Lomond Mountain that contains a natural arch resembling the profile of an elephant.

DESCRIPTION

The area ranges in elevation from about 7,000 feet to about 7,500 feet and is almost completely underlain by the Dawson Formation. Slopes in the area range from 4% to 30% in the habitable sites and up to steep scarps on the upper slopes of Ben Lomond Mountain. The Sub-area is almost entirely within the south-flowing Monument Creek drainage basin, except for the northern most slopes of Ben Lomond Mountain which are in the north-flowing Carpenter Creek drainage basin. Native vegetation is ecotonal in that it occurs between the plains and the alpine mountain vegetation and consists largely of Ponderosa pine and Gambel oak along with upland native grasses and wildflowers.

TRANSPORTATION

Primary east-west road access into the Sub-Area is by County Line Road along the northern boundary that connects Palmer Lake to I-25 at Interchange 163 and is paved. The primary north-south road access is Beacon Lite Road that connects State Highway 105 to County Line Road and while there has been considerable debate over paving of this road, at this time only the southern half of Beacon Lite Road is paved, while the northern half is gravel. The majority of the streets within the Sub-Area are residential and many of them are paved.

LAND USE

Buildings in the area are almost entirely owner-occupied single family residences. The few exceptions to this includes a property at County Line and Beacon Lite Road that was once a bed-and-breakfast but has recently become a church and a small manufacturing plant along Beacon Lite Road. Open space consists of platted residential lots that have not yet been built on, unplatted areas, minor floodplains of smaller streams, and the steep scarps of Ben Lomond Mountain. Zoning in the area is predominantly residential with the exception of a portion of land between Beacon Lite Road and Interstate 25 and the area bordering the Town of Monument, which are zoned commercial and/or industrial. The nearest commercial service area is the Town of Monument immediately south of the Sub-Area boundary. The Town of Palmer Lake to the west of the Sub-Area also provides commercial services. Utilities are provided by the Mountain View Electric Association, Peoples Natural Gas Company, and U.S. West telephone service. No water is imported into the area. Provision for individual water and sewerage systems is the responsibility of the individual lot owner. Most wells are drilled into the Dawson Formation and generally pump less than 10 gallons per minute. While there are no schools located within the Sub-Area, Lewis-Palmer School District 38 provides many excellent schools in close proximity.

2000 TRI-LAKES COMPREHENSIVE PLAN - CHAPTER VI: SUB-AREA 2 - ELEPHANT ROCK

EXHIBIT F

Elephant Rock sub-area map, 1999

The County Planning Department named the places inside the Elephant Rock boundary. Meirs, Beacon Heights, Varner, Colorado Estates and Wakonda Hills.

Tri-Lakes Comprehensive Plan, sub-area map prepared by the El Paso County Planning Department, printed July 26, 1999, page 150

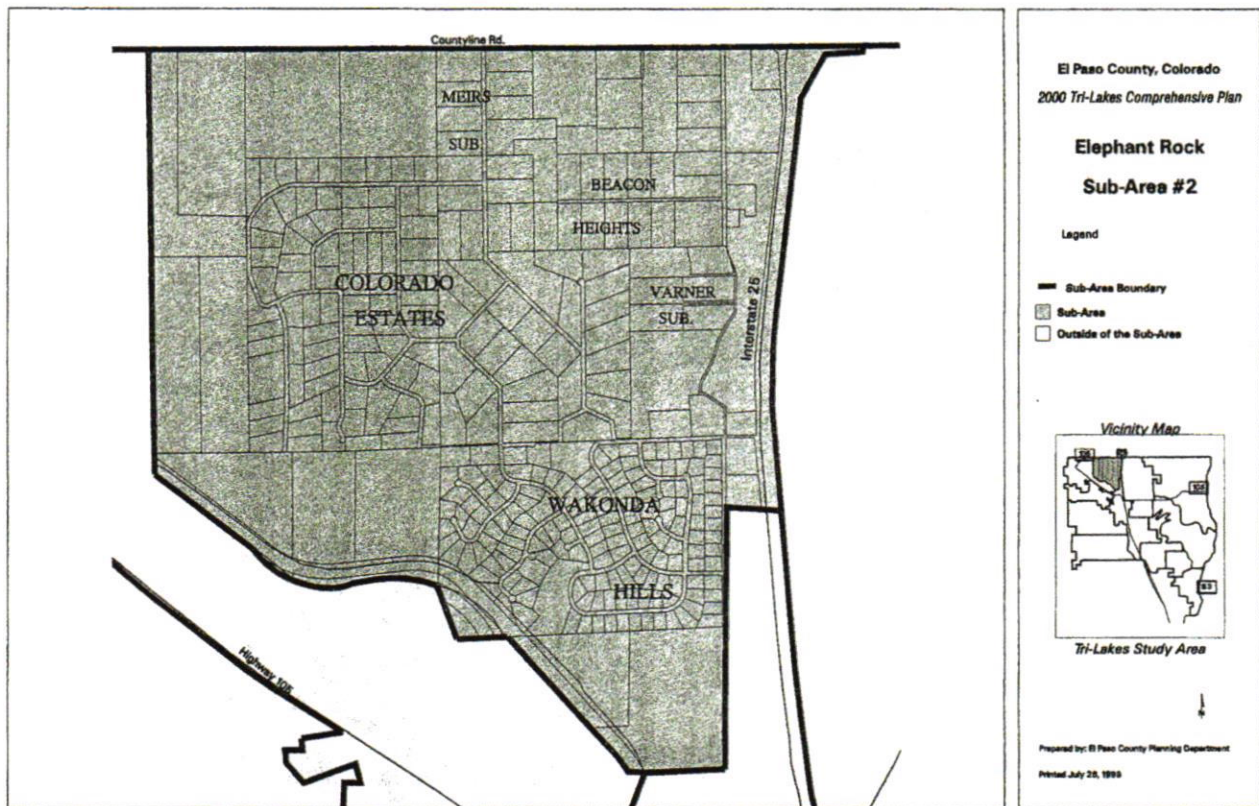


EXHIBIT G

Elephant Rock sub-area, northeast corner

Detail of the sub-area map at the intersection of County Line Road and Interstate 25.

Tri-Lakes Comprehensive Plan, sub-area map, page 150, detail

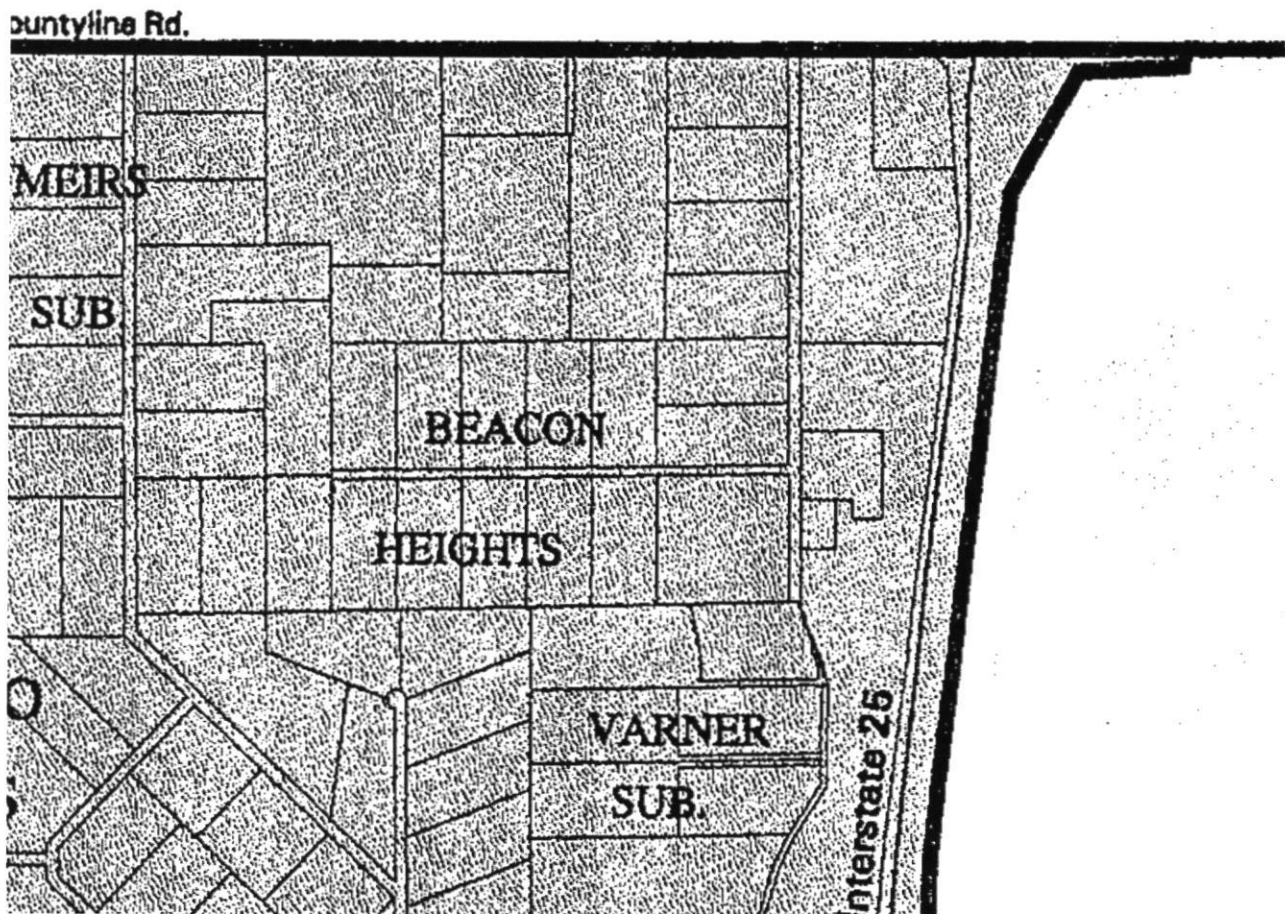


EXHIBIT H

Convenience Store as an accessory use

Table 5-2 of the Land Development Code lists the districts where a convenience store is allowed as an accessory use, meaning subordinate to the principal use on the same lot.

El Paso County Land Development Code, Table 5-2, Accessory Uses

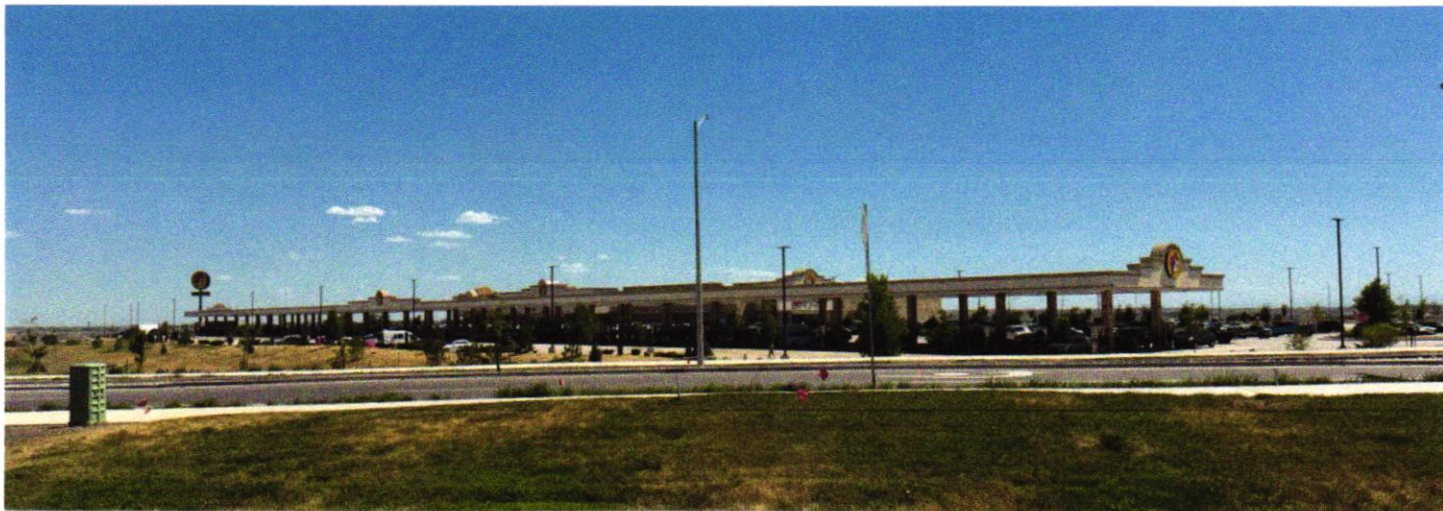
District	Type	Convenience Store
MHP	Mobile Home Park	Allowed as accessory
MHP-R	Mobile Home Park, Rural	Allowed as accessory
All commercial districts	CC, CR, CS, C-1, C-2	Not listed
All industrial districts	I-2, I-3, M	Not listed
All residential districts	RR, RS, RM, RT and others	Not listed

Section 4.2.2 states that the Mobile Home Park district is intended to promote an acceptable living environment for its occupants.

FIELD OBSERVATION

BUC-EE'S JOHNSTOWN, COLORADO

Who is this facility for?



FIELD OBSERVATION DETAILS

Date July 14, 2026
Visit time Approximately 10:30 a.m. to 1:30 p.m. (three hours)
Participants Herbert Preslier, Rene Trudel, Leslie Hanks, and Laurel Schow

All photographs and video stills in this packet were captured during this visit.

EL PASO COUNTY LAND DEVELOPMENT CODE 1.15

Convenience store: An establishment for the purpose of offering for sale to the neighborhood in which it is located such items as groceries, ready to eat food, over the counter drugs, and sundries. A convenience store may include retail sale of gasoline and other petroleum products.

The controlling question is whom the establishment serves.

A photographic companion to the resident presentation, The Neighborhood in Which It Is Located.
Prepared by Laurel Schow for inclusion in the EDARP record concerning ADM264.

Marketed to the interstate traveler

The facility announces itself miles in advance and directs customers back to Interstate 25.



INTERSTATE ADVERTISING

The billboard identifies the exit from 12 miles away and calls Buc-ee's a "GAME CHANGER."



ON-SITE CIRCULATION

The pavement message "TO I-25" identifies the intended return route through the site.

The public-facing message is interstate travel, not neighborhood shopping.

Circulation for large highway vehicles

Vehicle types present during the visit document the scale and function of the circulation system.



MOTORCOACH

Motorcoach beside the store.



RECREATIONAL VEHICLE

RV at a fueling position.



CAR HAULER

Truck and multi-vehicle car hauler.



HORSE TRAILER

Pickup and large horse trailer.

Observation, not engineering measurement: these photographs document actual vehicle types and the space in which they maneuvered. No turning-radius calculation is asserted.

Traveler services at scale

The exterior services respond to the needs of customers stopping during a trip, including ice, pets and firewood.



BAGGED ICE

A long bank of outdoor bagged-ice merchandisers lines the store wall; another bank continues beyond the columns.



TRAVELING WITH PETS

Multiple marked pet-relief and waste stations were observed; one is pictured here.



TRAVEL SUPPLIES

Pallets of bundled firewood at the store entrance.

These are services for people and vehicles stopping en route.

A destination retail operation

The sales floor extends beyond quick necessities into extensive branded merchandise and specialty retail.



BRANDED RETAIL

An extensive branded-apparel department includes adult clothing, children's clothing and character merchandise.



SALES-FLOOR SCALE

Broad aisles, refrigerated cases and high-volume displays show the scale of the sales floor.

The facility is promoted and experienced as a travel destination.

Food production and specialty counters

Large prepared-food and specialty-meat operations occupy substantial areas within the store.



PREPARED FOOD

Employees prepare and package hot food at a large production counter.



SPECIALTY MEATS

A staffed specialty-meat counter operates alongside the prepared-food areas.



SPECIALTY RETAIL

A full wall display is devoted to packaged jerky sold under a "WORLD FAMOUS JERKY" sign.

This is a high-volume food and specialty-retail operation.

High-volume receiving

The rear operation documents the supply volume required to support the facility observed at the front.



DEDICATED LOADING AND RECEIVING

Two dock-height loading bays, a broad truck maneuvering court, palletized materials and a tractor-trailer are visible in one view.



RECEIVING OPERATION

Multiple palletized loads staged outside an open receiving bay.



MATERIAL HANDLING

Forklift, pallets and boxed inventory at the rear of the building.

WHAT THE PHOTOGRAPHS SHOW, TAKEN TOGETHER

Interstate advertising, I-25-directed circulation, large highway vehicles, traveler services, destination retail and food production, and high-volume receiving all point to the traveling public.

I-25 IS NOT A NEIGHBORHOOD.

The Code changed what a convenience store may sell.

It did not change whom the store is for.

The question is not whether Buc-ee's sells some products also sold by a convenience store. The Code's definition asks whom the establishment is for.