

# Y|O|W ARCHITECTS

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Date: January, 4 2023

RE: Cathedral Rock Commons Commercial – 840 Spanish Bit Drive  
Preliminary Plan

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***We requesting a Final Plat application with El Paso County, this application shall include several items associated with that submittal along with a Preliminary Site Plan to show what is being proposed. We intend to show the existing Big R store as Lot 1 and include two additional lots along Spanish Bit. These lots shall include three (3) commercial multi-tenant buildings. The 10.23 acre site has a tax number of 7136002035 and is currently zoned CC (Commercial Community District).***

***We propose to show three (3) new retail buildings with a shared drive that connects back to the Big R store to the north. These buildings shall include tenants that are in harmony with the overall shopping experience of Big R. These tenants would be anticipated of housing businesses that cater to the rural aesthetic that support the Big R store.***

***The first building to the east would house potentially three retail tenants. The middle building would be anticipate to be a mirror of the first building with the exception of a drive thru that would wrap around the north and west side of the middle building. The third building on the west side of the access drive is intended to house a possible wheat grass business along with a possible restaurant. This development is parked at a rate of 1 space per 250 square feet. This would require 93 spaces, we are providing 117 parking spaces along with a space for motorcycle parking as well.***

***This development is in general conformance with the goals, objectives, and policies of the Master Plan. A sufficient water supply commitment letter from Donala has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards and the requirements of Chapter 8 of this Code. A public sewage disposal system has been established with the Big R site and the system complies with state and local laws and regulations. All areas for this development, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. Adequate drainage improvements, the existing detention pond located on tract A complies with State law and the requirements of this Code and the ECM are provided by the design. The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM. The proposed subdivision has established an adequate level of compatibility by incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;***

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***incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are available to serve this development. This development provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code. The compliance is shown in the included Wildfire Hazard Evaluation Report from Stephen Spaulding,***

***We feel that this project is harmonious with adjacent land uses and will serve community with a useful amenity for the community. This project would provide a transition from the regional road and commercial area to the single family homes to the east.***

**Applicant:**

Marvin Boyd  
719-499-4411

**Owner:**

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**Consultant:**

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Should you require any additional information, please contact me at 719-499-4411.

The components of the Master Plan have not been addressed in this letter. You must provide an analysis of the Your El Paso Master Plan including placetype, area of change, key area, goals and policies; and also Water Master Plan and Parks Master Plan in order to have a finding of general conformance with the master plan components.

Many of the criteria points are stated; however, analysis is minimal. If staff notes deficiencies regarding adherence to the criteria of approval for a preliminary plan, these deficiencies will be noted in staff's report to the Planning Commission and Board of County Commissioners.