



Black Rock Coffee Bar – Colorado Springs

Project Address: 5560 Barnes Rd

Date: 11/14/2024
Project Name: Black Rock Coffee of Colorado Springs

Black Rock Coffee – Project Statement

The project area is approximately 0.91 acres located at the intersection of Barnes Rd and Jeffrey Rd. The project area is currently vacant. The property is zoned MX-L/CR AO per the Zoning Map. The proposed improvements within the project area are to comply with all current ordinances and will not create new non-conforming conditions on the subject property.

A new Black Rock Coffee Bar, drive-thru restaurant, is being proposed within the project area. Black Rock Coffee Bar is owned by Black Rock Development Company, LLC. Black Rock Coffee is a premium craft coffee shop with multiple locations across the country. Black Rock Coffee considers itself a “Part of local communities, each Black Rock Coffee Bar finds way to serve their neighborhoods. And by doing so we help raise the bar for relationship and compassion.” The proposed building is roughly 645 square feet in size, with state-of-the-art design and identifiable branding elements. It offers Patio and outdoor seating with the option of Drive-Thru availability. The Proposed Standard Building includes dual lane drive-thru ordering single land pickup.

The site has been designed to meet the high-quality design and development standards the City of Colorado Springs strives for, while providing an appropriate development capable of meeting the goals of the commercial needs of the residents in the area.

No legal restrictions appear to impact the development of the property.

The proposed improvements to the Subject Property do not include the demolition or reconstruction of any existing building or other significant structure on site. The proposed use does not end the existing conforming use or preclude any other lawful, permitted use. The proposed improvements do not create any new non-conforming conditions.



Issues in Pre-Application Meeting

Engineering

1. Assess and repair all deficient curb, gutter, sidewalks, ped ramps, crosspans or driveway aprons adjacent to site fronting right-of-way

- Acknowledged, Not Facing right of way. Site is vacant.

2. Install curb and gutter adjacent to public street if not in place

- Acknowledged, Not Adjacent to Public Street.

3. Install public sidewalk if not in place. Options: 5' detached or 6' attached, with exceptions if there is a park trail or if along a major arterial

- Acknowledged, relevant sidewalk has been constructed per master plan.

4. Driveway aprons and ped ramps installed to be to City and ADA standards

- Acknowledged, Grading indicates that Crosswalk meets ADA standards

5. If there is a public street needed for access or needs to be widened to City Standard, this must be constructed with development

- No Public Street is being accessed.

6. Number and location of property access points

- Two access points are requested north and south both on private internal roads.

7. Geological Hazard Report or Waiver needed if site is west of I-25 or in a Hillside Overlay area

- Please find attached Geological Hazard Report

8. Are there existing or proposed easements?

- There are no Proposed Easements, All existing easements are blanket in nature and are in place for the development as a whole. (i.e. access, utility connection, drainage)

Water Quality

1. Refer to overall master drainage report submitted by parcel to the west and is currently under review.

- Acknowledged, Master Report has been considered in Drainage Update

2. Site specific volume reduction shall be studied as part of the report and show an infiltration rate of 10%.

- Acknowledged, Please see Drainage Report (attached) for Reduction calculations



3. "Four Step Process" shall be described in report; water quality treatment, volume reduction, open channels, and source control.

- Acknowledged, Please see Drainage Report (attached) for Process Details.

Traffic Engineering

1. Queueing Lane shall be at least 300-feet.

-Please see TIA (Attached) Queueing length is set at 260 Feet. Total Lot Length is Approx 210 feet, therefore proposing a queueing length that will not impact overall development traffic flow is not feasible.

2. Confirm contribution for signal at Barnes Rd. and Chaparral Rd.; \$25-\$30k

- Discussion with Development team is still in process.

Sincerely,
Nicholas Salazar
Project Manager
ATWELL, LLC