

August 20, 2015

Mr. Steve Tuck  
City of Colorado Springs – Planning & Development  
30 S. Nevada Avenue, Suite 105  
Colorado Springs, CO 80901

Re: Kum & Go #685 Development Plan/Final Plat/Zone Change – Dublin Boulevard and North Powers Boulevard  
(573 North Powers Boulevard)

Mr. Tuck:

Kum & Go, L.C. respectfully submits the enclosed development plan, final plat and zone change for Kum & Go Store #685, located at the northwest corner of Dublin Boulevard and North Powers Boulevard intersection, within the existing Templeton Gap Heights Subdivision Filing No. 3, to be re-platted as Kum & Go Store 685 Subdivision and rezoned from A-5 (Agricultural) to PBC (Planned Business Center). The enclosed final plat reflects the requested 30' right-of-way dedication along Powers Boulevard, 50' along Dublin Boulevard, and 10' of right-of-way dedication along Dalby Drive. The enclosed plan outlines the development of two lots consisting of 3.477 acres; Lot 1 for immediate development of a Kum & Go convenience store, and Lot 2 for future commercial development.

Uses adjacent to the site are as follows:

- North (across Dalby) - Commercial/Recreational
- South (across Dublin Boulevard) - Commercial/Restaurant/Convenience Store w/fuel
- East (across Powers Boulevard) - Religious Institution
- West (across Dublin Boulevard) - Commercial/Undeveloped

The convenience store building (refer to the enclosed elevations) utilizes fiber cement and precast stone panels with enhanced entry features on the south and west elevations. HVAC equipment associated with the structure will be contained on the roof and screened from view. Signage for the building is limited to the Kum & Go logo and Fresh Market sign placed on the south and west elevations. This 6,321 square foot building incorporates Kum & Go's newest store concept with a terrific product offering and fresh food choices, such as made-to-order pizzas and bakery items.

The enclosed site layout proposes to face the Kum & Go store entry to the south, with 2 full movement access points along Dalby Drive. Kum & Go also proposes to install a through lane with curb & gutter along the property, on Dalby Drive.

Parking for the facility will be accomplished with 25 parking stalls located immediately adjacent to the building; one stall at the south building entry will be striped as ADA accessible. This arrangement will promote adequate circulation for, both, fuel delivery trucks and customers. Multiple points of entry with adjacent parking diminish the congested feel of a single entry development, and will provide for safe and convenient access to the store. Although a traffic study has not been prepared for this project, it is anticipated that development of Lots 1 and 2 will not overburden the adjacent thoroughfares since much of the traffic expected to utilize this store will be pulled from the existing (or "pass-by") traffic on the

adjacent streets. Additionally, Kum & Go proposes to enhance pedestrian circulation through the lot by installing a new perimeter sidewalk along the north side on Dublin Boulevard and east side of Dalby Drive.

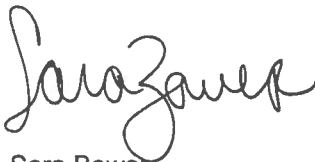
Utility services for the store will be connected to the proposed 8" public water main, and the proposed 8" public sanitary sewer main extension, as shown on the enclosed plans. The enclosed plan also depicts drainage patterns for the Kum & Go site which, generally, flow away from the building to a water quality pond prior to being discharged offsite. Kum & Go proposes to install a junction box that will connect the two existing 42" pipes at the northeast corner of Lot 2 and install a 54" public storm sewer main, to carry that flow and proposed runoff from the site. The proposed 54" public storm sewer main will discharge into a proposed drainage ditch, at the northwest corner of Dublin Boulevard and Dalby Drive. Easements will be dedicated for the public water main and storm sewer, as part of the final plat.

Finally, the enclosed landscaping plan depicts substantial greenery which meets City requirements. Screening along the roadways reduces headlight spill and softens the edge of parking areas. The tree plantings are concentrated along the roadway, which also adds to the public benefit. It is expected that Lot 2 will provide for similar landscaping upon development of that lot.

The City's 2020 Land Use Plan anticipated this property to be annexed, with the surrounding area envisioned as "new/developing corridor". A convenience store with fueling, along with future commercial space, fit within the City's vision for this property and immediate area. Furthermore, with only two, limited-height buildings planned on 3.477 acres, there will be plenty of space on the property to allow for light and air. At this time, no variances are being pursued for this development, and we expect to meet all applicable requirements of the City's zoning code, subdivision code and comprehensive plan.

Please review our submittal at your earliest convenience. We appreciate your time and thank you for your consideration. Please let us know if you have any further questions or if you need any additional information concerning our application.

Sincerely,



Sara Bower  
Olsson Associates

Attachments: Store #685 Development Plan/Final Plat/Zone Change Submittal Package