



185 S. State Street, Suite 800  
Salt Lake City, UT 84111  
801.335.3868

September 7, 2016

Mr. Mike Schultz  
Principal Planner  
Planning & Community Development  
30 S. Nevada Avenue, Suite 105  
Colorado Springs, CO 80901

Re: Development Plan / Conditional Use Permit / Re-Plat for Maverik convenience store and fuel sales at Southeast corner of Fillmore Street and El Paso Street

Mr. Schultz:

Maverik Inc. submits the enclosed Development Permit / Conditional Use Permit / Re-Plat Application for the proposed Maverik convenience store and fueling stations located at the southeast corner of Fillmore Street and El Paso Street. The enclosed plans outline a fueling canopy near Fillmore Street, with a store further south on the parcel. A proposed high flow diesel fueling canopy will be located south of the store, with a storm water basin located at the south end of the parcel.

Access to the site takes advantage of existing and proposed driveway locations. An existing shared access is located at the Northeast corner of the site on Fillmore Street. This access will remain. Three accesses on El Paso Street are proposed; one full movement access and two one-directional entrances that will facilitate larger vehicles using the high flow diesel canopy area. And will replace the existing El Paso driveways.

The applicant proposes the merging of parcels into one parcel. The property has existing structures that will be removed for the proposed development. The property is zoned M-1 (Industrial) and allows for a convenience store with fuel sales with a Conditional Use Permit.

The convenience store building utilizes a Board & Batten façade with stone veneer around the bottom of the store and a heavy timber entryway. HVAC equipment will be situated on the roof of the structure and screened from view by a parapet wall. Signage for the building will be limited to the Maverik logo being placed on the West and North sides of the building as well as on the West side of the gas canopy. Site and building signage will be submitted with another application that will be approved administratively.

The interior of the store is nicely finished with tile floors and adventure theming along the walls. Three dimensional figures are also included as part of the interior theming. The store is designed to facilitate an on-site bakery as well as a Build To Order sandwich bar and other fresh food offerings.

Parking for the convenience store will be provided on the North, West and South sides of the store. There will be a total of 42 parking stalls provided for the convenience store including two stalls in front of the main entrance designated as ADA accessible stalls. A turning template is provided in the plans demonstrating adequate circulation for the fuel delivery truck which will be the largest vehicle to access the property.

Utility services for the property will be connected to public water and sewer systems, as shown on the preliminary utility plan. The enclosed preliminary drainage plan also depicts drainage patterns for the convenience store and two fueling areas on the remainder of the property. Drainage will generally be accomplished by routing water to a detention basin as shown on the drainage plan. The detention basin will be of adequate size to retain the storm water runoff from the entire development.

The enclosed landscape plan shows substantial plants around the perimeter of the entire property as well as additional landscaping around the store itself. Some of the required trees have been clustered to give a more appealing look to the plantings while providing open spaces between plantings for visibility to the store. All perimeter landscaping and landscaping around the store will be maintained by Maverik.

Construction of the Maverik convenience store will commence in the first quarter of 2017 and require approximately 140 days to complete.

- The proposed plan meets city criteria and complies with all requirements of the M-1 Zoning District, as well as being compatible with the surrounding land uses.
- The project design is harmonious with the surround land uses with the use of landscaping, building location and existing and proposed accesses.
- The proposed Maverik store is compatible with the existing commercial and industrial uses in the area and does not overburden existing utilities and roadways.
- The Maverik store and fueling stations /canopies are placed to minimize any impacts to adjacent properties.
- Landscaping, berming and location on a corner will provide adequate buffering of noise, lighting and any undesirable views.
- An existing shared drive will be maintained on Fillmore Street. One full access and two one-way accesses will be constructed on El Paso Street, providing safe site access and minimize traffic movements in and out of the site.
- Ingress and Access design will provide logical, safe and convenient vehicular access.
- Onsite drive isles, parking and building locations provide a safe, well designed vehicular flow. Wider drive isles allow adequate vehicular movements and minimize vehicular conflicts. Larger vehicles fuel south of the store while “regular” fueling stations are located north of the store. This further minimizes on-site vehicular conflicts.
- Parking areas are designed to allow for larger vehicles and located near the store to maximize safety to store patrons.
- Handicapped parking is located at the building entrance to maximize accessibility.

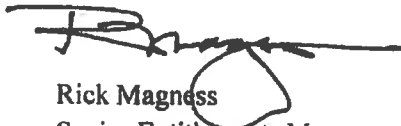
- Because of the nature of this development, many areas of the site will require asphalt for parking and vehicular access. Landscaping and drainage basin areas have been integrated to help minimize any paving impacts.
- Landscaping and accessible pedestrian routes, along with perimeter sidewalks along El Paso and Fillmore Streets integrate pedestrian accessibility throughout the site. A bus stop “pad” will be incorporated into the landscaping area along Fillmore Street, further incorporating pedestrian accessibility to the site.
- Due to the existing conditions of site, no significant natural features exist. The proposed development will be enhanced with greater landscaping as well water quality measures.

The project will provide greater amenities to this area of the City. Maverik looks forward to developing in the City of Colorado Springs. Thanks for your time and consideration regarding this project’s approval.

If you have any questions or comments, please let me know.

Regards,

Maverik, Inc.



Rick Magness  
Senior Entitlements Manager  
702.370.6962  
rick.magness@maverik.com