



Black Rock Coffee Bar – Colorado Springs

Project Address: 5570 Barnes Rd

Date: 02/28/2025
Project Name: Black Rock Coffee of Colorado Springs

Black Rock Coffee – Land Use Statement

The project area is approximately 0.91 acres located at the intersection of Barnes Rd and Jeffery Rd. The project area is currently vacant. The property is zoned MX-L/CR AO per the Zoning Map.

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 735 square feet in size, with state-of-the-art design and identifiable branding elements. It offers roughly 830 square feet of Patio and outdoor seating with the option of Drive-Thru availability. The Proposed Standard Building includes dual lane drive-thru ordering single lane pickup. 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 improvements within the project area are to comply with all current ordinances and will not create new non-conforming conditions on the subject property. 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. The site shows compatibility with adjacent development patterns where surrounding properties are currently under commercial use, including but not limited to Chicken Salad Chick, Teapioca Lounge, Smoothie King, etc. The Traffic Impact Study for this site has been reviewed and determined as complete by the City’s Traffic Engineering.

Building Type	Total Existing Use – Sq. Ft.	Total New Use – Sq. Ft.
Coffee Shop with Outdoor Seating	0	1,565



A handwritten signature in black ink that reads "N. Salazar".

Sincerely,
Nicholas Salazar
Project Manager
ATWELL, LLC