

A STRONG COMMUNITY PARTNERSHIP

Buc-ee's + Palmer Lake = Building a Better Future Together



Presentation Overview

- Specific Requests
- Background
- Review Criteria
Analysis
- Annexation
Agreement

Requests



ANNEXATION OF
APPROXIMATELY 41.2
ACRES INTO THE TOWN
OF PALMER LAKE

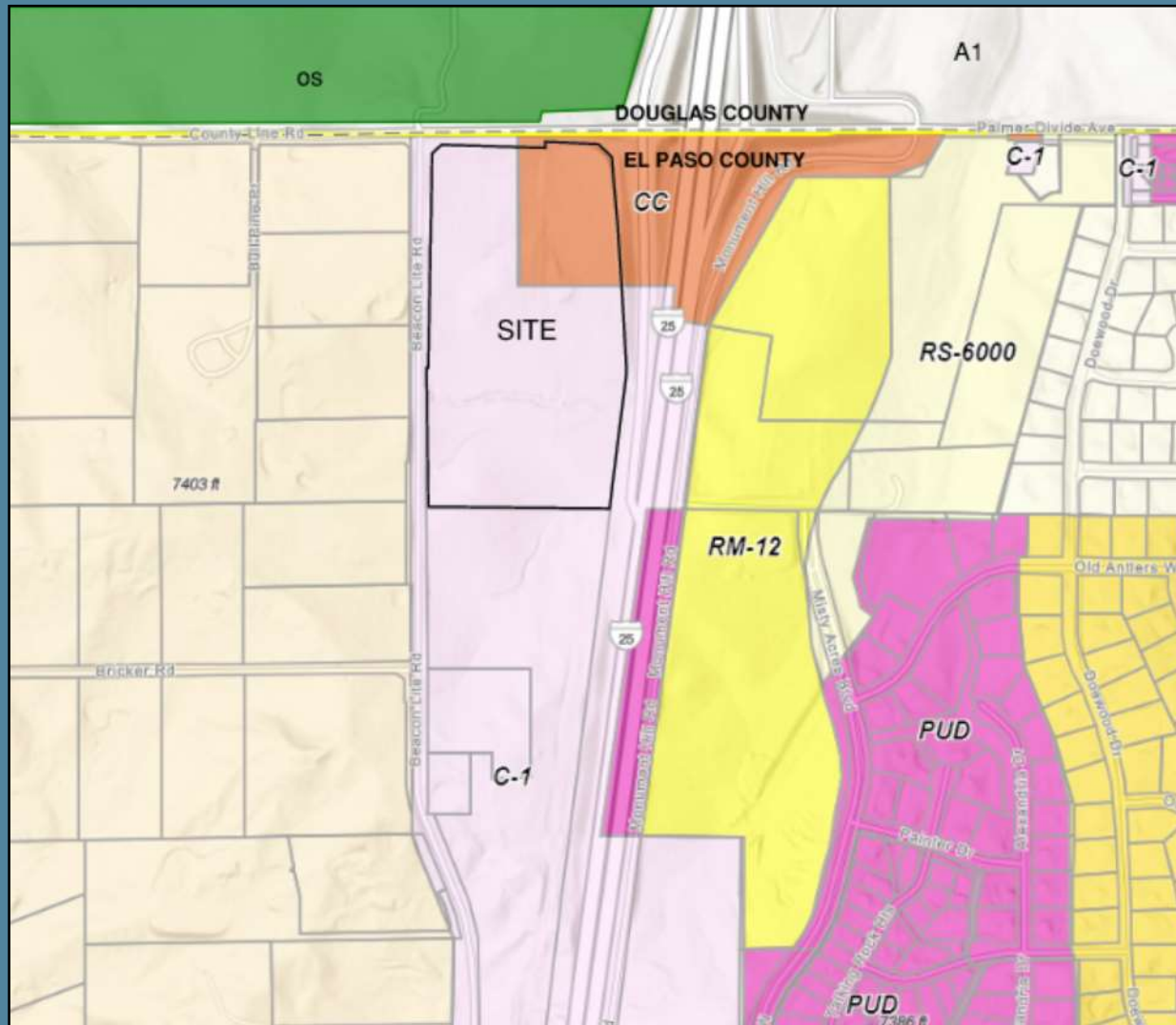


SKETCH PLAN



PLANNED
DEVELOPMENT
PLAN

Current Zoning



Allowed Uses in Current Zoning

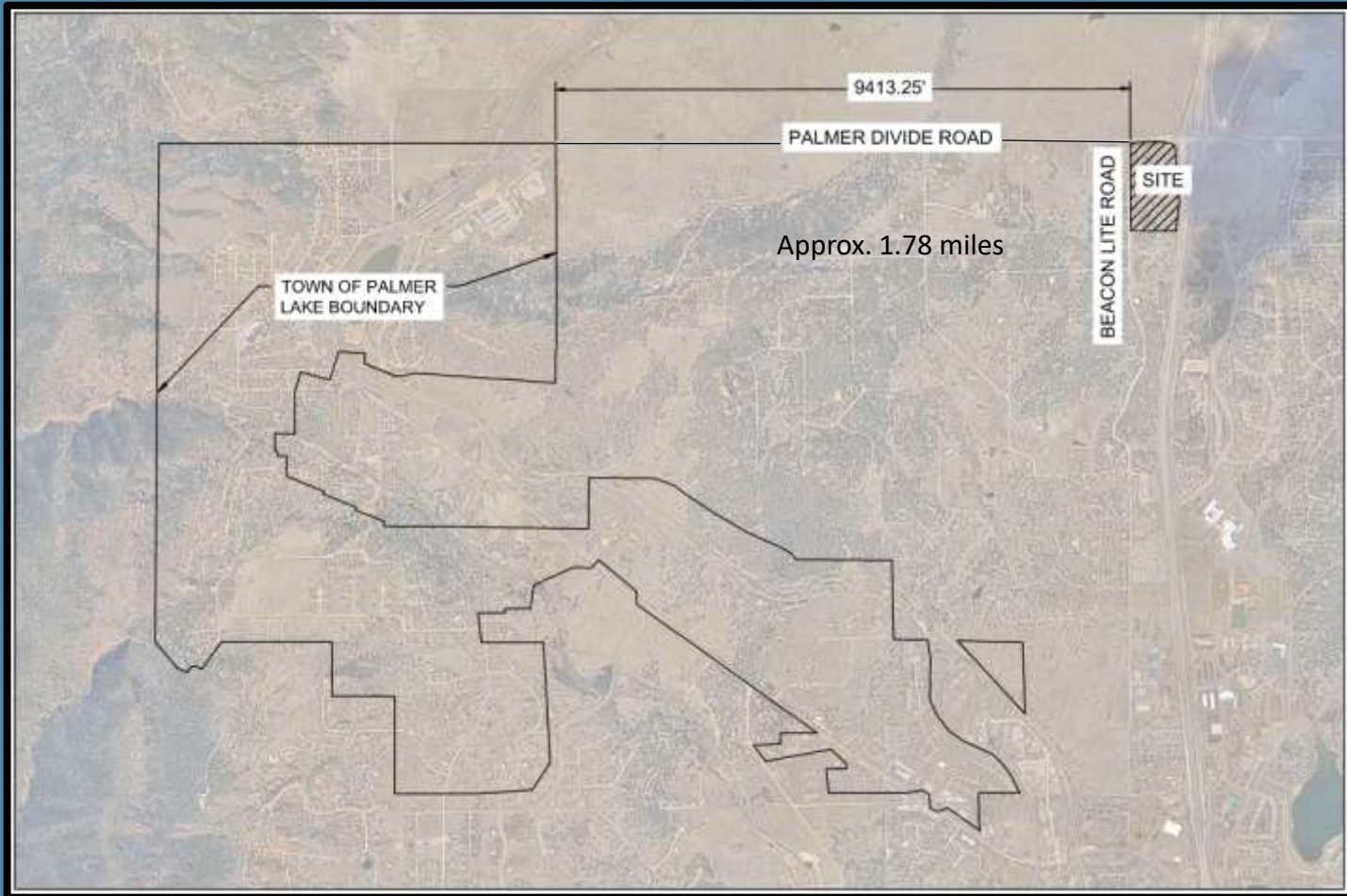
C-1 – Commercial

- Indoor Amusement Center
- Bar
- Barber/Beauty Shop
- Billiard Parlor
- Car Wash
- Child Care Center
- Club
- Cell Phone Tower
- Shopping Center
- **Convenience Store**
- Copy Shop
- School
- Emergency Facility
- Bank
- Funeral Home
- Hotel
- Disposal Site
- Kennel
- Laboratory
- Liquor Store
- Medical Marijuana
- Nursery
- Office
- Parking Lot
- Rehab Facility
- Church
- Restaurant
- Retail
- Sexually-Oriented Business
- Theater

CC - Commercial Community

- Retail Bakery
- Bar
- Barber/Beauty Shop
- Billiard Parlor
- Business Event Center
- Car Wash
- Child Care Center
- Club
- Cell Phone Tower
- Shopping Center
- Community Building
- **Convenience Store**
- Copy Shop
- School
- Emergency Facility
- Bank
- Gas Station
- Health Club
- Hospital
- Disposal Site
- Kennel
- Laundry Mat
- Library
- Liquor Store
- Medical Clinic
- Museum
- Nursery
- Office
- Parking Garage
- Parking Lot
- Rehab Facility
- Church
- Restaurant
- Retail
- Sexually-Oriented Business

Proposed Annexation



Review Criteria

Annexation- BOT approval on 05/29/25 demonstrating all criteria is met

Sketch Plan- Section 16.20.080.c.5

Planned Development Plan- Section 17.72.050.a

NOTE: All review criteria has been covered in great detail in the associated Project Statement/Letter of Intent. The following slides will highlight those points but will not replace the more detailed analysis on file.

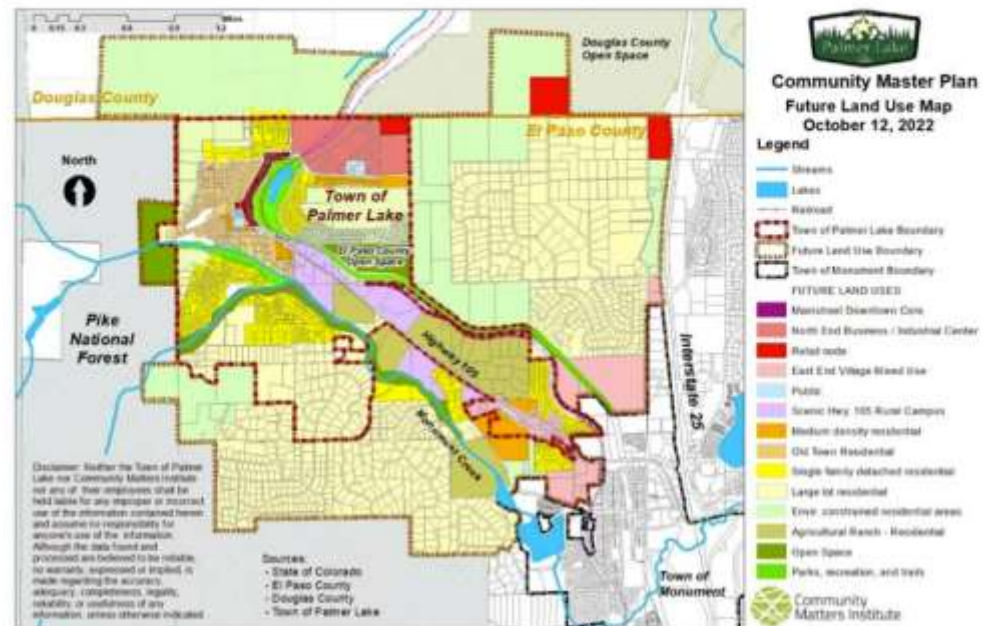
Sketch Plan Criteria

a. The sketch plan conforms to the town's community master plan.

Town of Palmer Lake
Community Master Plan
(adopted December 2022)



Palmer Lake Three-Mile Plan



Sketch Plan Criteria

- a. The sketch plan conforms to the town's community master plan.

Importance of Palmer Lake as a Small Town

Community Goal CC-2 – “Maintain the small-town look and feel of Palmer Lake by ensuring that new development and redevelopment projects respect the historical character, size, and scale.”

Buc-ee's will not adversely impact the look or feel of any existing areas within the Town of Palmer Lake due to its location over one and a half miles east of Town and immediately adjacent to Interstate 25.

Sketch Plan Criteria

a. The sketch plan conforms to the town's community master plan.

The Economic Importance of Non-Residential Development

Page 56 – “Non-residential development” is referred to as “critical to the overall fiscal health of smaller communities in Colorado.”

Importance of Positive Fiscal Impacts

Community Goals ED-5 – “Work to enhance the Town’s tax base, allowing the Town to invest in public facilities and services, maintain roads, and retain a professional Town Staff.”

Guiding Objective LU-2.1 – “Encourage strategic annexations if the benefits (e.g., increased revenue) of such annexations outweigh the costs (e.g., additional burdens to services including police, fire, water, sewer, roads, etc.) and enable the Town to manage growth.”

Buc-ee’s projected positive economic impact to the Town is well documented in the Fiscal Impact Analysis and further memorialized in the annexation agreement.

Sketch Plan Criteria

a. The sketch plan conforms to the town's community master plan.

Importance of Expanded Goods and Services

Guiding Objective ED-2.1 – “Identify and pursue opportunities to bring a broader range of essential goods and services into the community (e.g., gas stations, small grocer, hardware stores, drugstores, etc.)

Buc-ee’s will deliver on this objective by bringing both a gas station as well as a travel center stocked with groceries to the Town of Palmer Lake.

Sketch Plan Criteria

a. The sketch plan conforms to the town's community master plan.

Importance of Tourism

Community Goals PTO-6 - Develop tourist amenities that serve both the visitor and Palmer Lake citizens.

- ***Appx. 70% of Buc-ee's customers are from over 100 miles away.***
- **Buc-ee's are "destination retail" stores, functioning as a community amenity.**
- **Customers will have access to locally sourced merchandise stocked in the Buc-ee's store.**

Sketch Plan Criteria

a. The sketch plan conforms to the town's community master plan.

Consistent with the Town's 3-Mile Plan

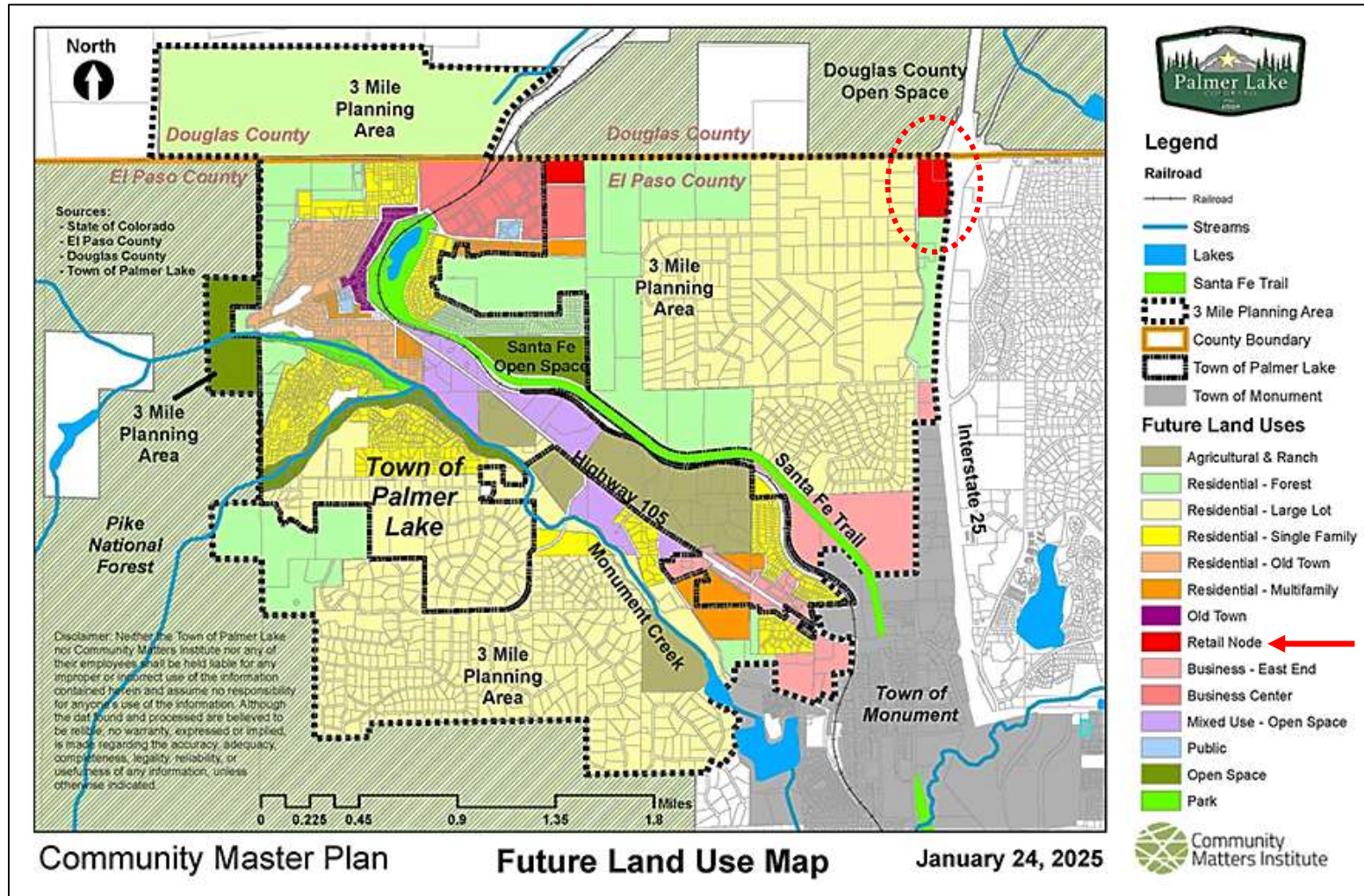
- Adopted January 24, 2025.
- Future Land Use Map depicts the property as a “Retail Node”
- The Plan states the following:

“These designated new retail nodes are ***located along County Line Road***. As development increases along the I-25 corridor, increased traffic counts anticipated, allowing the development of new retail stand-alone centers ***that will not detract from the Town's small-town character***.” (Emphasis added)

“This type of retail development can generate a high number of vehicle trips and serve the area's residents and traveling public.” (Emphasis added)

2025 Palmer Lake 3-Mile Plan

Future Land Use Map



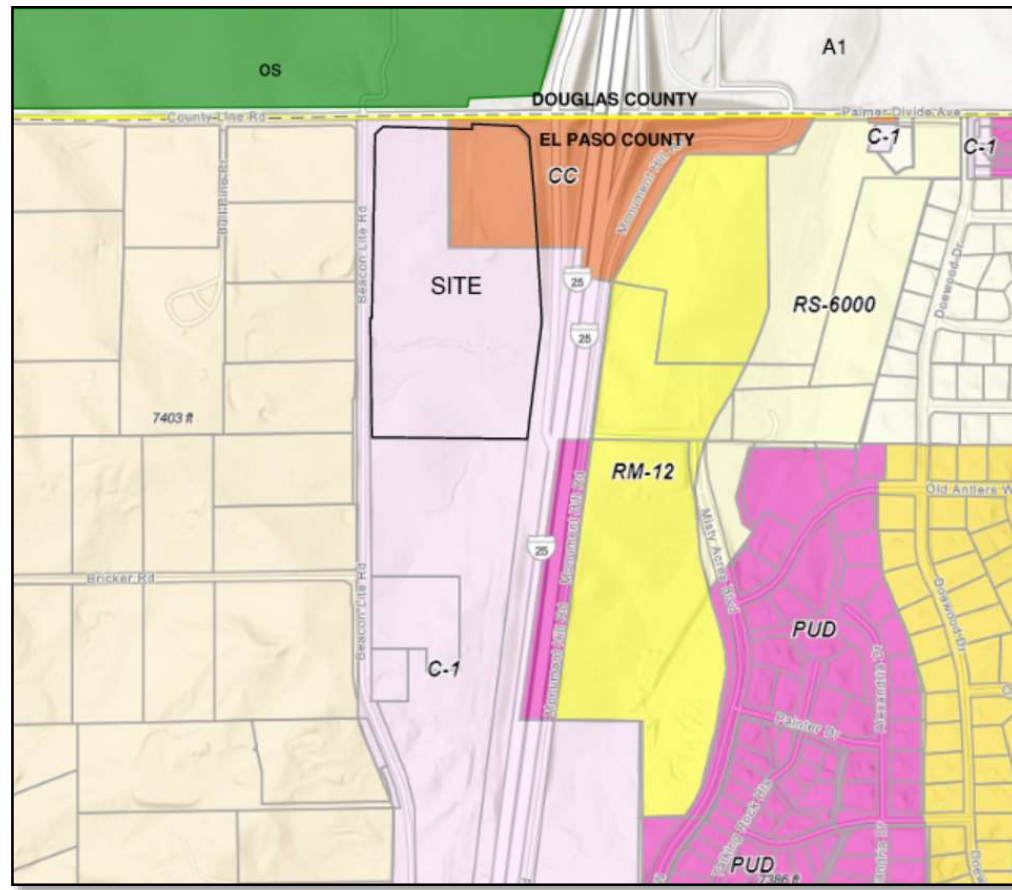
Sketch Plan Criteria

b. The sketch plan proposes a harmonious development and lot pattern that is compatible with the neighborhood and community.



Sketch Plan Criteria

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Sketch Plan Criteria

c. The lot and development pattern ensures there will be adequate light and air.

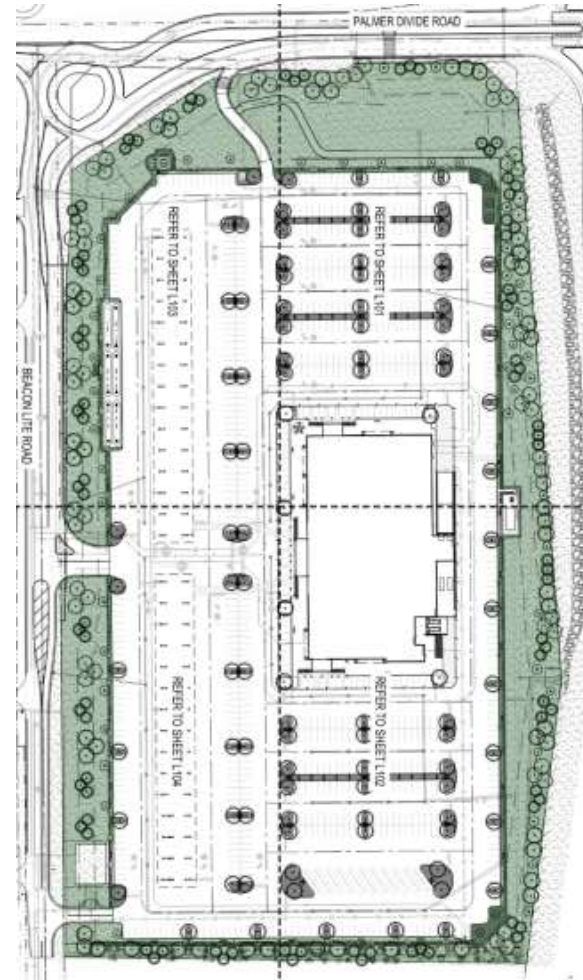
- Zero-foot candles at property line
- 3K kelvin temp bulbs (CCT)
- Downcast, shielded, full cut off



Sketch Plan Criteria

d. There will be adequate parks, open space, and other spaces for public use for each phase of development.

OPEN SPACE DEDICATION TABLE	
OPEN SPACE REQUIREMENT	15% OF 24.77 AC
	161,846 SF (3.72 AC)
TOTAL OPEN SPACE PROVIDED	300,202 SF (6.89 AC)
TOWN CODE EXCLUDES 85% OF DETENTION POND AND SLOPES GREATER THAN 15% FROM OPEN SPACE CALCULATION	
DETENTION POND AREA	61,772 SF (1.42 AC)
ONSITE SLOPES GREATER THAN 15%*	57,520 SF (1.32 AC)
OPEN SPACE DEDICATION PROVIDED PURSUANT TO TOWN CODE	179,902 (4.13 AC)
NOTE: ALTHOUGH MINIMUM OPEN SPACE REQUIRED PER TOWN CODE HAS BEEN PROVIDED, THE ANNEXATION AGREEMENT INCLUDES CASH	
*REFER TO GRADING AND EROSION CONTROL PLAN FOR AREAS WHERE SLOPE EXCEEDS 15%	



(continued)

Sketch Plan Criteria

f. Adequate, safe, and efficient public improvements, utilities, community facilities, and public places are available or will be provided with sufficient capacity to serve the subdivision.

Developer to pay 100% public improvement costs.

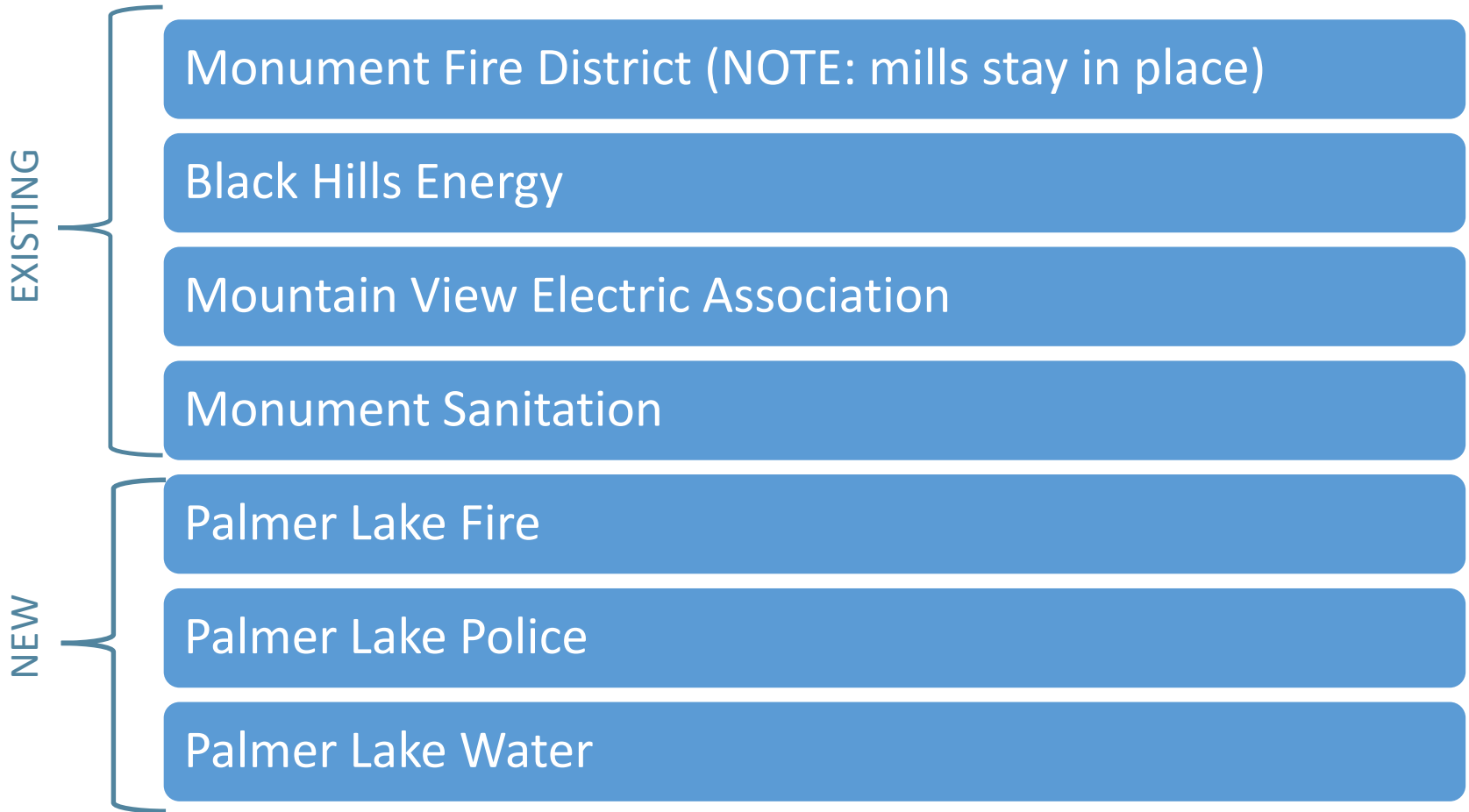
Public Improvements Reviewed by Outside Agencies

- Palmer Lake
- CDOT
- EPC

Outcome: meets all criteria, no safety concerns, approval by CDOT

Sketch Plan Criteria

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Sketch Plan Criteria

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- Future staging area for emergencies
- 4.13 ac open space

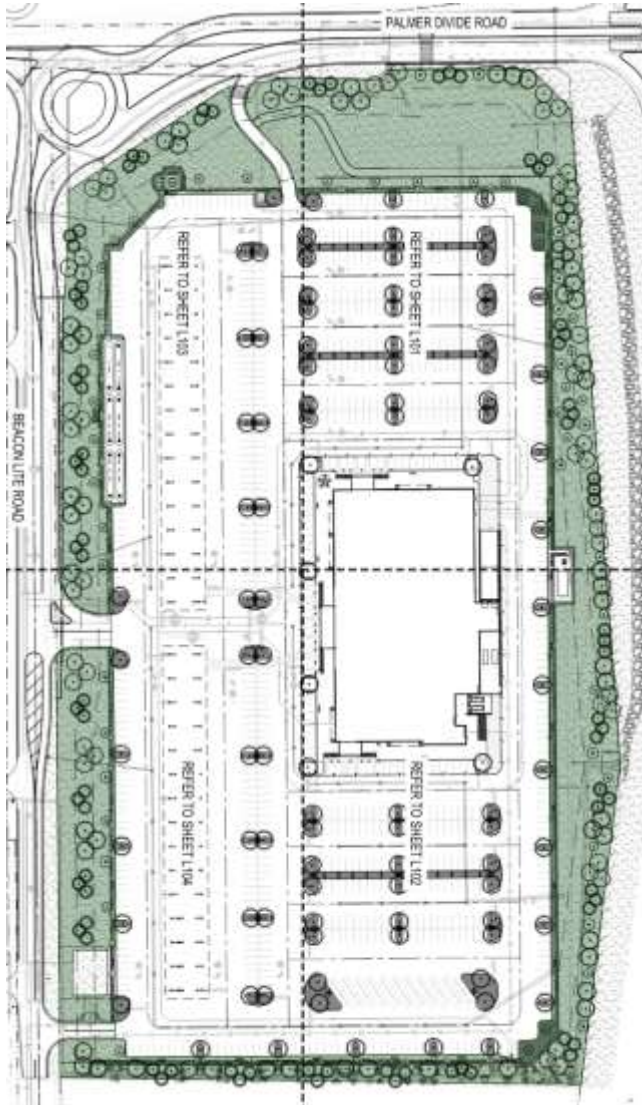
Sketch Plan Criteria

Questions regarding the Sketch Plan Criteria?

Planned Development Plan Criteria

1. One or more of the following shall be achieved to approve a planned development:
 - a. The encouragement of innovations in residential, commercial, and limited industrial development through greater variety in the type, design, and layout of buildings that the town's existing zone districts cannot accommodate and by the conservation and more efficient provision of open space ancillary to the associated development.
 - b. A better distribution of induced traffic on streets and highways.
 - c. Conservation of the value of the land.
 - d. Preservation of the site's natural features.

Planned Development Plan Criteria



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 - a. The encouragement of innovations in residential, commercial, and limited industrial development through greater variety in the type, design, and layout of buildings that the town's existing zone districts cannot accommodate and by the conservation and more efficient provision of open space ancillary to the associated development.
- **Type of use (Convenience Store) does not exist within the Town Code.**
 - **Buffering exceeds Town requirements**

1. One or more of the following shall be achieved to approve a planned development:
 - b. A better distribution of induced traffic on streets and highways.
 - **Stolfus & Kimley Horn Reports identify improved conditions.**
 - **Size of parking spaces, drive aisles, and number of spaces facilitate increased internal stacking and circulation, creating a better distribution of induced traffic.**

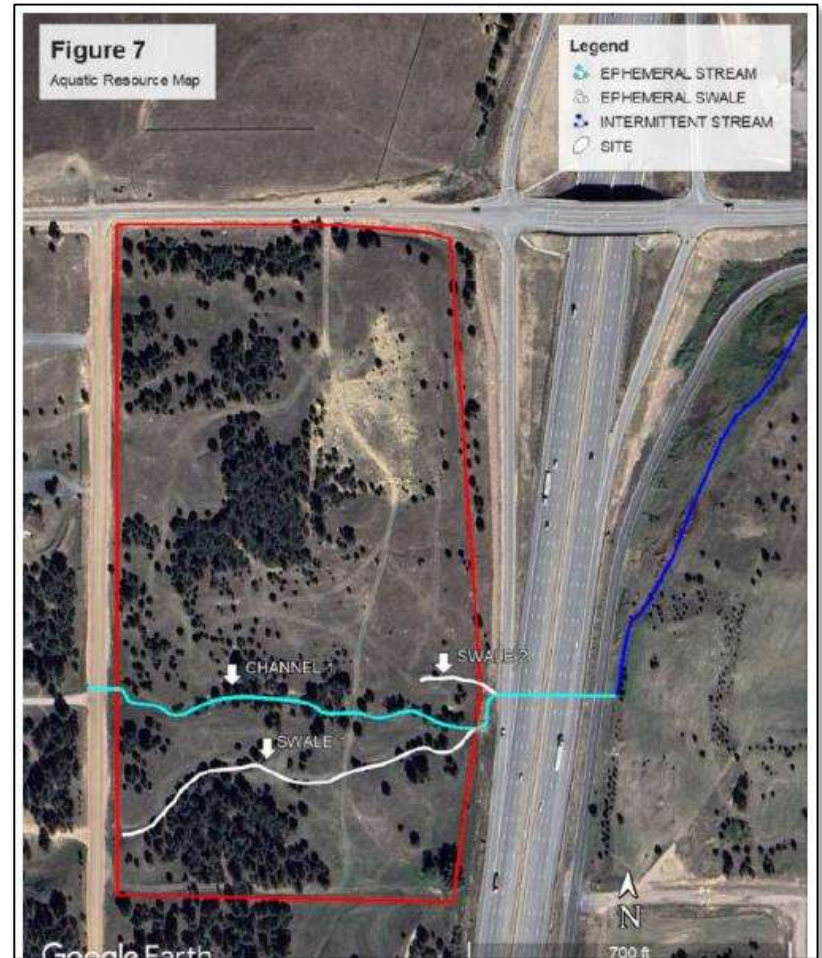
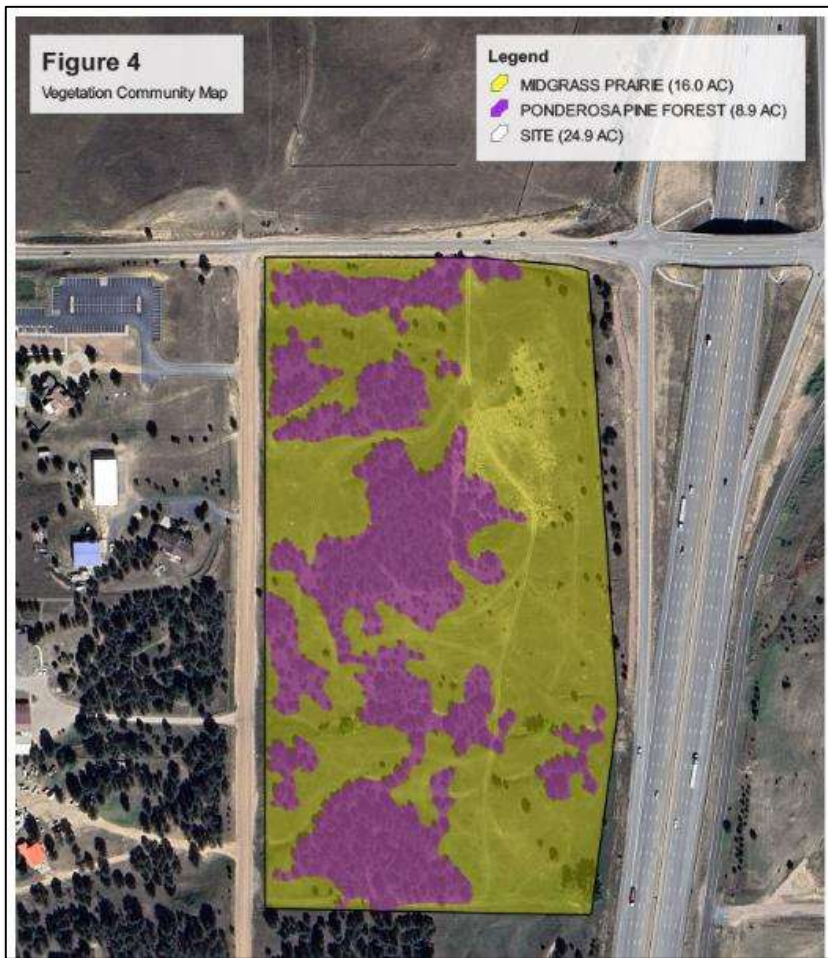
Planned Development Plan Criteria

1. One or more of the following shall be achieved to approve a planned development:
 - c. Conservation of the value of the land.

Town's third-party Financial Impact Analysis report prepared by Economic & Planning Systems, Inc. includes findings that the PD would result in an increase in property values.

Planned Development Plan Criteria

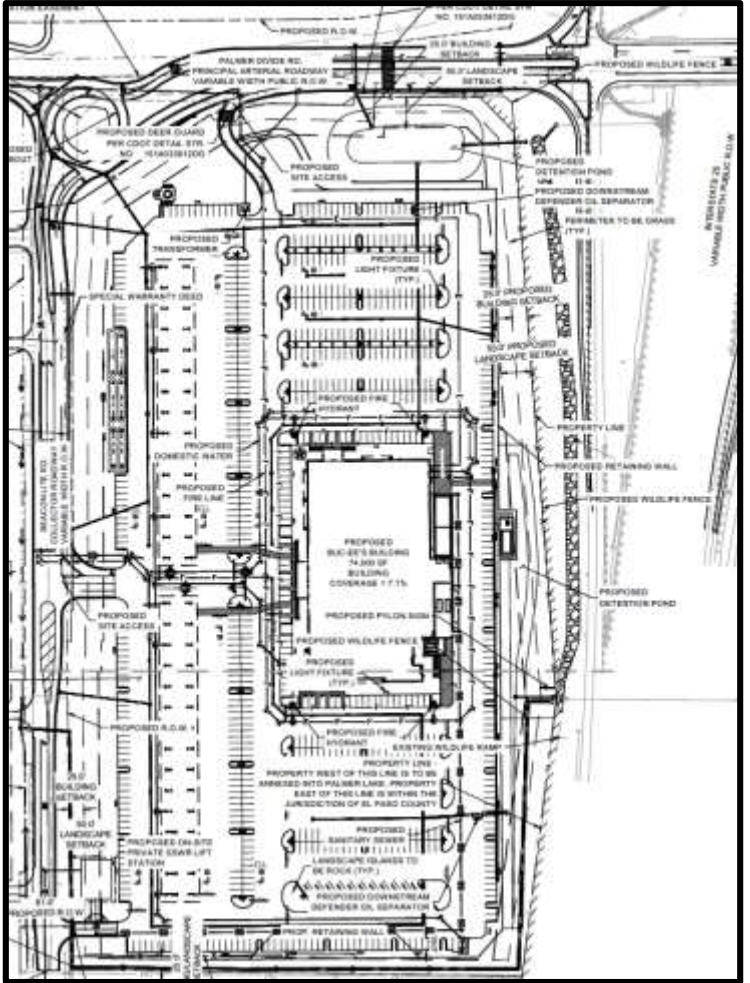
1. One or more of the following shall be achieved to approve a planned development:
 - d. Preservation of the site's natural features.



No Federal, State, County, or Town Mandated Natural Features or Sensitive Environment

- Federal Clean Water Act (CWA)
 - No waters, wetlands or riparian areas
- Federal Endangered Species Act (ESA)
 - No Critical Habitat or habitat for T&E species
- Federal Migratory Bird Treaty Act (MBTA) and Bald and Golden Eagle Protection Act (BGEPA)
 - No raptors or birds
- State Water Quality Control Act (WQCA)
 - No waters, wetlands or riparian areas
- State Non-game Species Conservation Act (NSCA)
 - No protected species
- State Colorado Parks and Wildlife (CPW) Regulations
 - No High Priority Habitat (HPH)
 - No Species of Greatest Conservation Need (SGCN)
 - No Migration Corridors
 - No known critical wintering, calving, or breeding grounds
 - No defined travel corridors (only random and dispersed)
 - No large game pinch points
 - Only resident/occasional wildlife present
 - Common wildlife can be hunted and sometimes exterminated without concern for extinction or significance.
- El Paso County (EPC) Master Plan
 - Site rated as having Lower Attribute Value
- Town of Palmer Lake (TPL)
 - Site planned for retail/commercial development

- *Compliance with all PPRBD & Town Codes*
- *820 parking spaces*
- *Two 600 SF loading areas*



Planned Development Plan Criteria

3. The density and/or intensity of development shall be based on the capacity of the land proposed for development to support the PD as well as the impact of the proposed development on town services and facilities and on neighboring properties that reasonably could be impacted by the proposed development. The capacity of the land shall be determined based on the size, topography, and geological and environmental limitations of the land proposed for development.

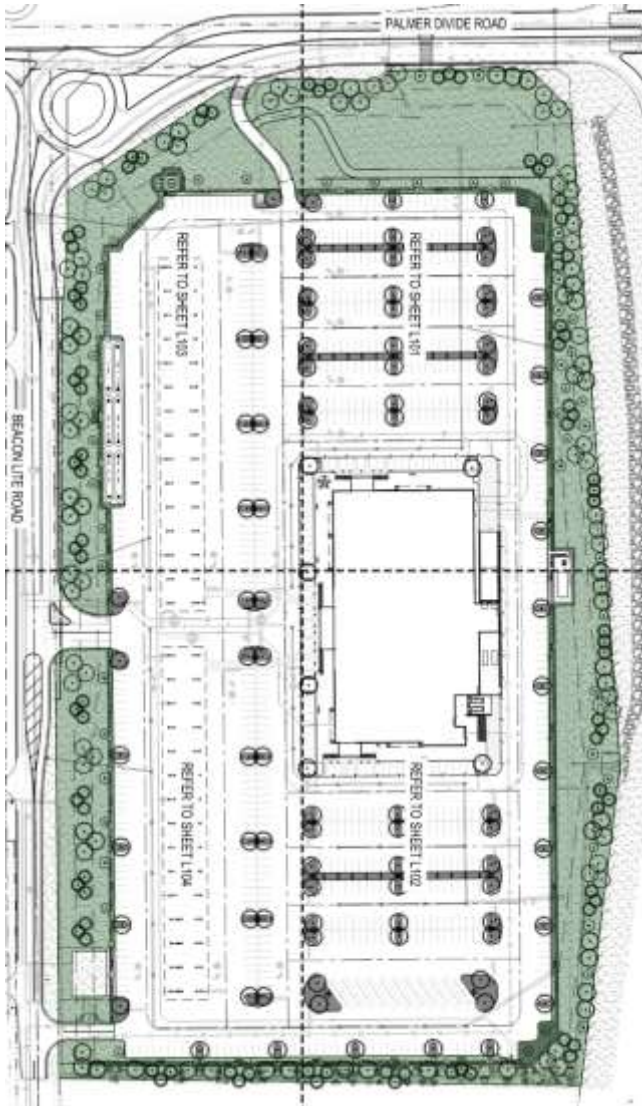
- Proposed development will not exceed Town's capacity for service, or Town facilities
- Traffic Studies indicate traffic impacts are adequately mitigated

Planned Development Plan Criteria

4. While there may be no fixed dimensional requirements, the planning commission may recommend to the board of trustees and the board of trustees may require and approve setbacks, lot widths, and space between buildings as necessary to provide adequate access and to aid in fire protection, ensure proper ventilation, light, air, and snow melt between buildings, and to ensure that the PD is compatible with other developments in the area.

- Compliant with all fire apparatus turning Radii
- Zero light trespass onto adjacent properties
- Snow removal by property owner

Planned Development Plan Criteria



5. Open space for the PD developments shall be planned to produce maximum usefulness to the users of the development and general public for purposes of recreation, preservation of scenic views, and to maintain the character of the areas as outlined in the adopted community master plan. All areas designated as common or public open space pursuant to the requirements of this chapter and the subdivision regulations shall be accessible by proper physical and legal access ways.

- Open space meets Town criteria
- Per annexation agreement, an additional \$150,000 to be paid to Town

Planned Development Plan Criteria

6. All dimensional standards shall be established and documented on an approved written and graphic PD plan.

- Maximum Building Height: 40 feet
- Minimum Lot Size: 23 acres
- Maximum Lot Coverage: 80%
- Building Setbacks: 25 feet*

*Certain encroachments are permitted for accessory uses (e.g. lift station, mailbox, retaining wall, public art)

Planned Development Plan Criteria

7. The developer shall provide within the PD central water and sewer facilities as required by the planning commission, board of trustees, the Palmer Lake codified water requirements, Palmer Lake Sanitation District, Colorado Department of Public Health and Environment, and El Paso County Public Health.

- Central Water by the Town of Palmer Lake
 - GMS Water Resources Report
- Monument Sanitation Will Serve Letter
- Developer to pay the cost of all water & wastewater infrastructure improvements

Planned Development Plan Criteria

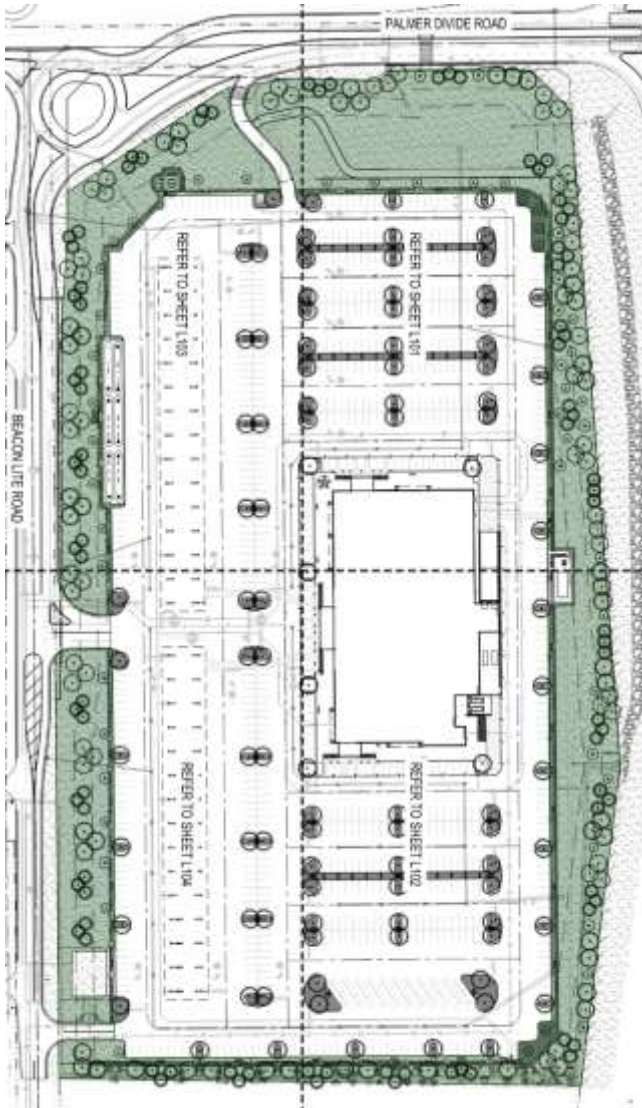
8. Clustered development is allowed and encouraged to promote maximum open space, economy of development, and variety in the type, design, and layout of buildings. In a multi-lot PD, the averaging of lot areas shall be permitted to provide flexibility in design and to relate lot size to topography, but each lot shall contain an acceptable building site. The clustering of development with usable common open areas shall be permitted to encourage provision for and access to common open areas and to save street and utility construction and maintenance costs.

- Not applicable

9. The PD shall provide pedestrian ways adequate in terms of safety, separation, convenience, and access to points of destination.

- [illegible]

Planned Development Plan Criteria



10. The PD shall provide parking areas in conformance with the minimum site development standards of this title in terms of the number of spaces for each use, location, dimensions, circulation, landscaping, safety, convenience, separation, and screening.

- Parking meets minimum site development standards
- Landscaping standards and plan are included in written Planned Development

Planned Development Plan Criteria

11. The PD shall strive for preservation of the natural features on the site in accordance with the adopted community master plan, as may be amended.

- Community Master Plan does not identify any natural features that should be preserved for this site, however, applicable objectives include:
 - Guiding Objective EQP-2.2: Discourage activities that may attract wildlife to areas with a high potential for human-wildlife conflicts.
 - Guiding Objective EQP-2.4: Work with CDOT, El Paso County, the Town of Monument, CPW, and the US Forest Service to ensure that transportation corridors such as Highway 105 are designed and improved to accommodate wildlife movement.

Planned Development Plan Criteria

12. The maximum height of buildings may be increased above the maximum permitted for like buildings in other zoning districts in relation to the following characteristics of the proposed building:

- a. Its geographic location.
- b. The probable effect on surrounding slopes and terrain.
- c. Unreasonable adverse visual effects on adjacent sites or other areas in the vicinity.
- d. Potential problems for adjacent sites caused by shadows, loss of air circulation, or loss of view often achieved through the addition of overlay view corridors and other legally viable means.
- e. Influence on the general vicinity, with regard to vistas and open space.
- f. Uses within the proposed building.
- g. Fire protection needs.

- Geographic location: the site is adjacent to Interstate 25

Planned Development Plan Criteria

Questions regarding the Planned Development Plan
Criteria?

Annexation Agreement

- Central Water System improvements
 - **\$14+ million**
- Additional community contributions
 - **\$500,000**
- Estimated Annual Sales and Property Tax Revenue:
 - **+-\$1,500,000**
- Estimated Annual Water Revenue
 - **+-\$325,000**
- Dual service fire protection
 - Monument Fire District
 - **+-\$107,500**
 - Palmer Lake Fire

Annexation Agreement

Questions regarding the Annexation Agreement?