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November 25, 2020

Rad Dickson
Project Manager
El Paso County, Planning and Community Development
2880 International Circle, Suite 110
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RE: Dwire Storage Yard Fil. No. 1 – Site Development Plan

DL Holdings, LLC
6547 N. Academy Blvd. #523, Colorado Springs, CO 80918

The Dwire Storage Yard Fil. No. 1 subdivision plat, is located in the SW quarter of Section 28, Township 13 South, Range 65 West of the 6th P.M. in El Paso County, Colorado. The Dwire Storage Yard parcel is bound to the north by the Rock Island Trail, east tributary Sand Creek, and vacant land, to the west by the Transit Mix site, to the south by Lot 7 of the Marksheffel Industrial Park & the existing Capitol Drive roadway, and to the east by the Timberline Storage Yard.

The parcel in its entirety consists of 19.362 acres and is currently zoned “I-3 CAD-O” Heavy Industrial w/ Commercial Airport District overlay, under TSN: 53000-00-552. This proposal consists of subdividing the existing 19.362 AC into single industrial lot and three tracts. Lot 1 shall consist of an office and warehouse buildings, with associated parking area, lighting, landscaping, along with utility and drainage facilities. The three private tract parcels; Tract A in the northwest corner of the site contains the 100 yr floodplain area as identified in the FEMA Map Number 08041C0543G and shall be designated a “No Build / No Disturbance” area. Tract B along the southern border of the site contains a private Full Spectrum Detention Pond water quality facility for the subdivision. Tract C is anticipated to be replatted in the future, and shall be utilized as a storage yard by the property owner in the interim. All tracts shall be owned and maintained by the property owner, DL Holdings, LLC.

The overall subject parcel of land has been identified by El Paso County to be in code violation since 2006 as a use of a contractor’s yard. This Site Development Plan application along with the concurrently submitted Minor Subdivision Plan shall mitigate and resolve the notice of code violation. Lot 1 shall be provided with water and sewer utility services by Cherokee Metropolitan District, emergency protection services by Falcon Fire District, electric service from MVEA, and CSU shall provide natural gas service as needed. Capital Drive is the legal access to the project.

The purpose and request of this application is to approve the site development of Lot 1, with the proposed an 11,925 SF 2 story w/ a basement office building, a 10,000 SF warehouse building, with associated parking lot, lighting, landscaping, along with utility and drainage facilities as depicted with the submitted supporting plans and reports. The proposal complies with the current I-3 zoning regulations. This application intends to mitigate and resolve any additional course of action regarding the current use code violation on the property. Approval of this application shall not pose any negative effects to the surrounding or downstream properties.

Waiver Requests

We respectfully request a waiver to deviate from the El Paso County ***LDC Chapter 8: 8.6.2 Responsibility for Road Construction Sections: (A&C)***. This deviation request is specifically for the improvements to the existing Capital Drive roadway that provides direct access to the Dwire project site. Capital Drive is currently classified as an Urban Nonresidential Collector, which extends from about 500 feet south of the Capital Drive/Industry Drive intersection to about 500 feet north of the Capital Drive/Industry Drive intersection to the entry points of the Dwire and Timberline Landscaping parking lots. The west side of Capital Drive was previously completed as part of the original commercial subdivision, "Marksheffel Industrial Park". The west side of Capital Drive is currently paved with (22-24 foot-wide) half-section that was completed within a 40-foot-wide half-ROW dedication. The 40-foot-wide east half-ROW, has not been dedicated at this time and remains as private property. The east half-ROW is required to complete the roadway improvements to the EPC standards for the "***Urban Nonresidential Collector Roadway***". The future improvements would include 40-foot ROW dedication, sidewalk, curb and gutter along with an additional pavement of approx (24-26 foot wide), totaling a 48-foot wide pavement mat width per the current EPC standards.

Therefore, due to the shortage of the required ROW at this time, it is the intent and request of the Dwire Storage Yard owner, to be granted approval to provide proportional Capital costs in escrow, in lieu of the actual construction improvements, to mitigate the future development of Capital Drive, per the ***LDC Chapter 8: 8.6.2 Responsibility for Road Construction Section: (B)***.

Should you require any additional information, please contact me at 719-210-8125.

Respectfully,

Georgianne Willard
M&S Civil Consultants, Inc.