

Urban Firewood Site Development Plan

Letter of Intent

September 2021

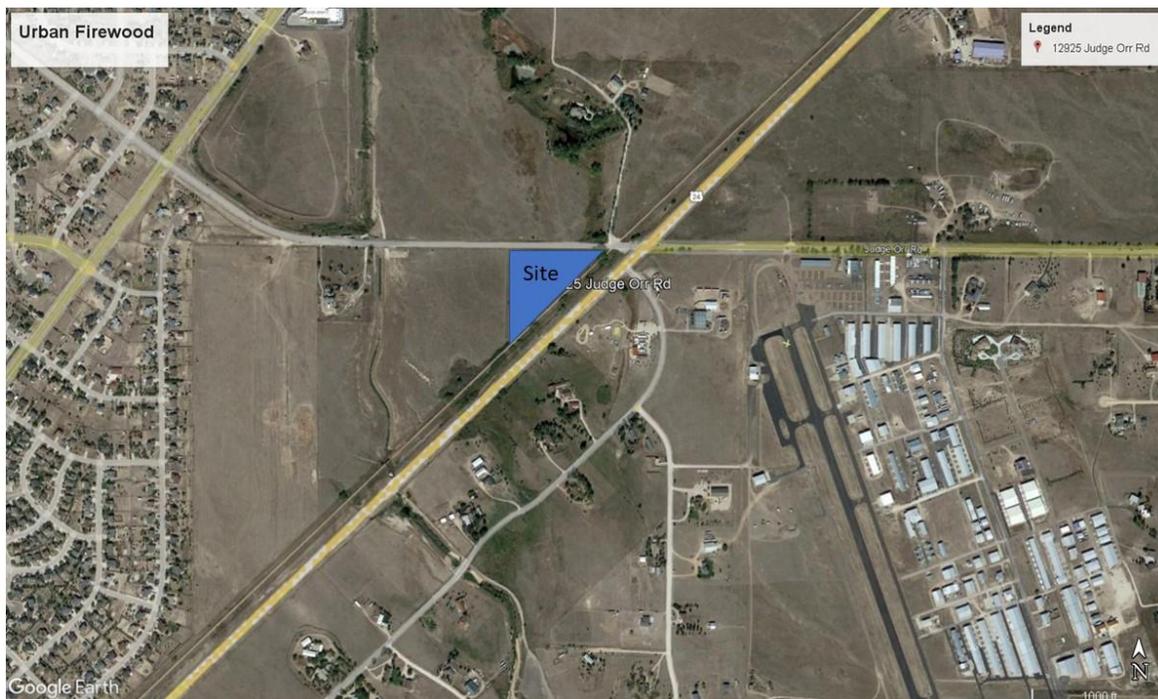
REQUEST:

Urban Firewood requests the approval of a:

1. Site Development Plan for firewood production and storage.
2. Approval of an alternate driveway plan.
3. Alternative Landscape Plan.

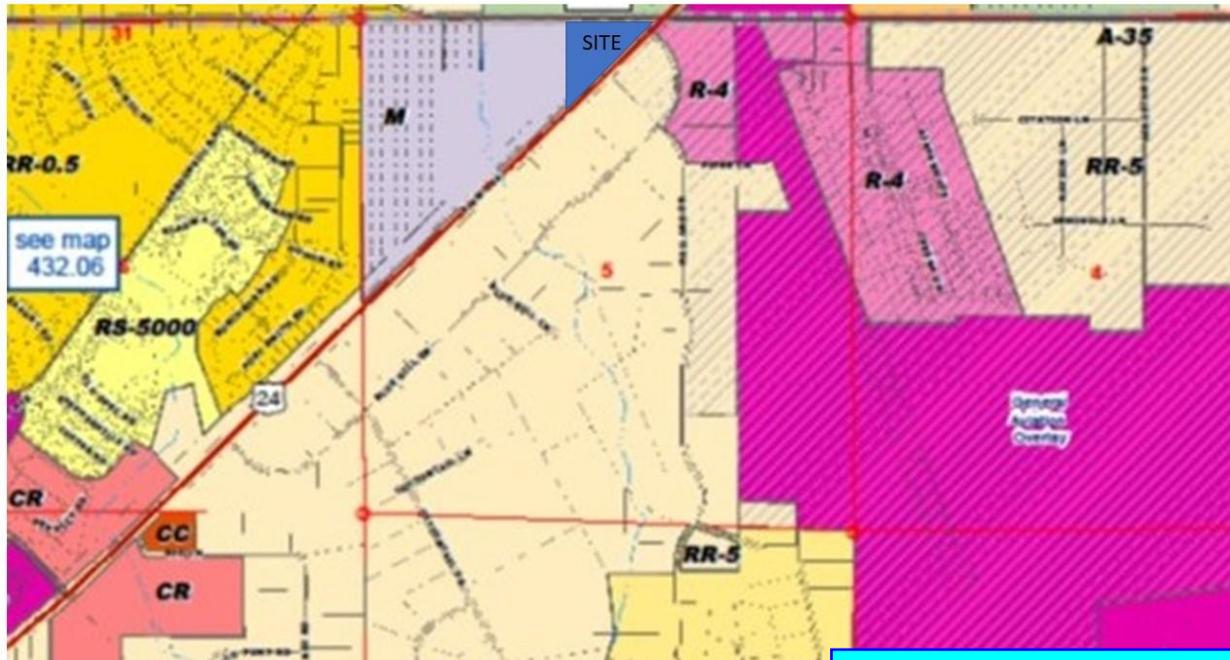
SITE DESCRIPTION:

The vacant property consists of a single 5-acre parcel. It is one of three vacant properties making up the Falcon Industrial Park. It is a triangular parcel at the southwest corner of HWY 24 and Judge Orr Rd. The parcel is zoned M (industrial) which is now an obsolete zoning code. According to the plat map dated April 21st, 1979, there is a 30' drainage easement approximately 671' feet east of the intersection of HWY 24 and Judge Orr Rd. It runs roughly perpendicular to Judge Orr Rd. south to the property line. The Santa Fe trail runs between the property line and HWY 24 on the Southeastern boundary.



CONTEXT:

The site is surrounded with a mix of zones and uses, all of which fall within EL Paso County jurisdictional authority. To the North is A-35 zoning. To the Southeast is R-4 and mixed commercial use. Uses include some residential, Smith Farms and Meadow Lake Airport. To the West is M zoning which makes up the remainder of the undeveloped Falcon Industrial Park



PROJECT DESCRIPTION:

The Proposed site development plan establishes the use of the site as a firewood production and storage facility. Large pieces of timber will be brought to the facility where it will be split into firewood with mechanical equipment. Owners are proposing the use of less than 1 acre for the entire operation. The acre in use is proposed at the Eastern corner of the parcel fanning out along property lines to the North and Southeast. A 6-foot privacy fence is proposed along the North Border (Judge Orr Rd. boarder) spanning approximately 175 ft. and along the Southeastern border spanning approximately 245 ft. We would like to leave the 1-acre portion unfenced along the Western Boarder. Privacy fencing is not necessary along the Western Border because the only site lines on that border come from the undeveloped remainder of the Falcon Industrial Park.

Access to the parcel is proposed at 550' from the exterior curve where HWY 24 intersects Judge Orr Rd. A proposed driveway will run parallel to Judge Orr Rd between the access point and a 10-spot parking lot on the proposed use acre. At this time, parking is only proposed for the four Urban Firewood employees. For on-site sales, customers will remain in their vehicle during the loading process. Per El Paso County Land Development Code, the number of parking spots for a

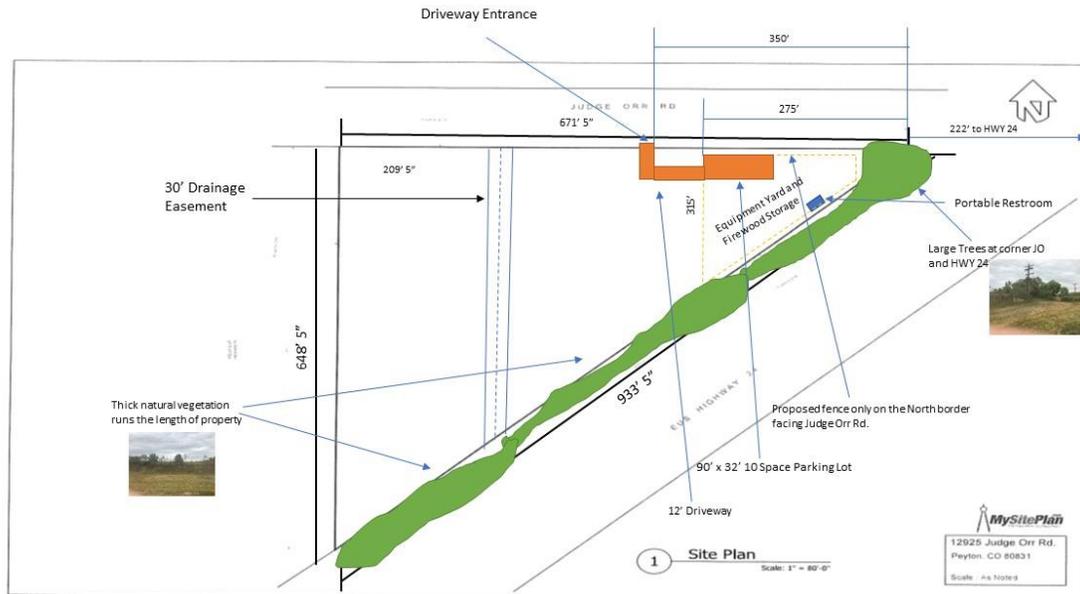
Please confirm the proposed land use will not adversely impact adjacent properties or existing drainage patterns.

Please state the Average Daily Traffic generated by the proposed land use. Additionally please state how this projects meets the El Paso County Engineering Criteria Manual Appendix B.1.2.D in regards to having no traffic impact study requirements. Specifically address the following clauses in the referenced ECM section: Pedestrian Traffic, Bicycle Traffic, and Vehicular Traffic including all 7 conditions.

firewood storage facility are not specified. When number of spots are not specified, that determination is left to the PCD Director. We request the benevolent and all knowing PCD Director approve proposed the 10-spot lot.

A tremendous amount of natural vegetation borders the Southern portion of the property along HWY 24. We are requesting an alternate landscape plan that utilizes the natural vegetation along Hwy 24 and a privacy fence shielding view of the property along Judge Orr Rd. In addition, as part of the landscaping plan, we are requesting no screening be required along the Western border of the utilized acre as there are no site lines from a road, housing, or any other public access area. We request the benevolent and all-knowing PCD Director approve proposed alternate landscape plan.

The facility will only be open during daylight hours, therefore there is no intention to install exterior illumination on the parcel.





Corner HWY 24 and Judge Orr



Property border along HWY 24