



**U261 - Approval of Location**  
**Falcon Fire Protection District Training Complex**



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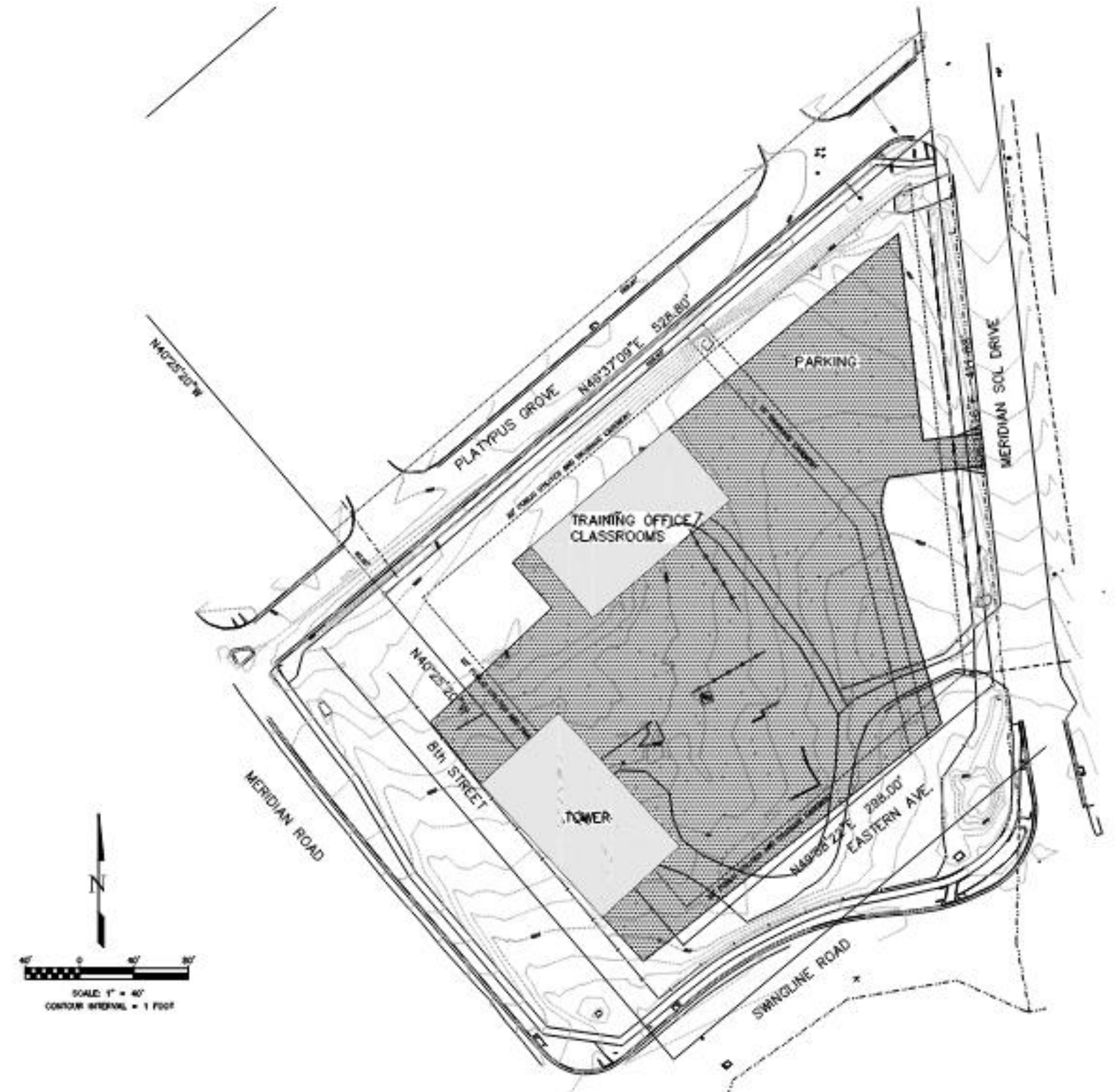
**Chief Trent Harwig**

Falcon Fire Protection District  
7030 Old Meridian Road  
719-495-4050



# Description of Facility

- A request Falcon Fire Protection District proposes a building for classrooms, a fire fighting training tower, not anticipated to 45' exceed height maximum within the Commercial Service zoning district.
- An additional building for additional training and testing is also anticipated.
- A third building to accommodate an expansion of the facility is envisioned.





# Details

- Water and Sewer provided by Woodmen Hills Metropolitan District
  - Water sufficiency made at time of the AFTA Subdivision Final Plat
- Mountain View Electric Association
- Colorado Springs Utilities- Natural Gas
- Unmanned Facility
- No emergency response dispatches from facility
- Class A burning on site for training



# Aerial Map

Aerial Map

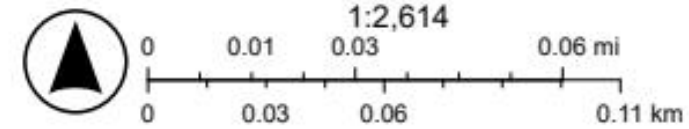


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- Override 1
- Local Roads
- Parcels
- Incorporated Cities

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

Citations  
60cm Resolution Metadata

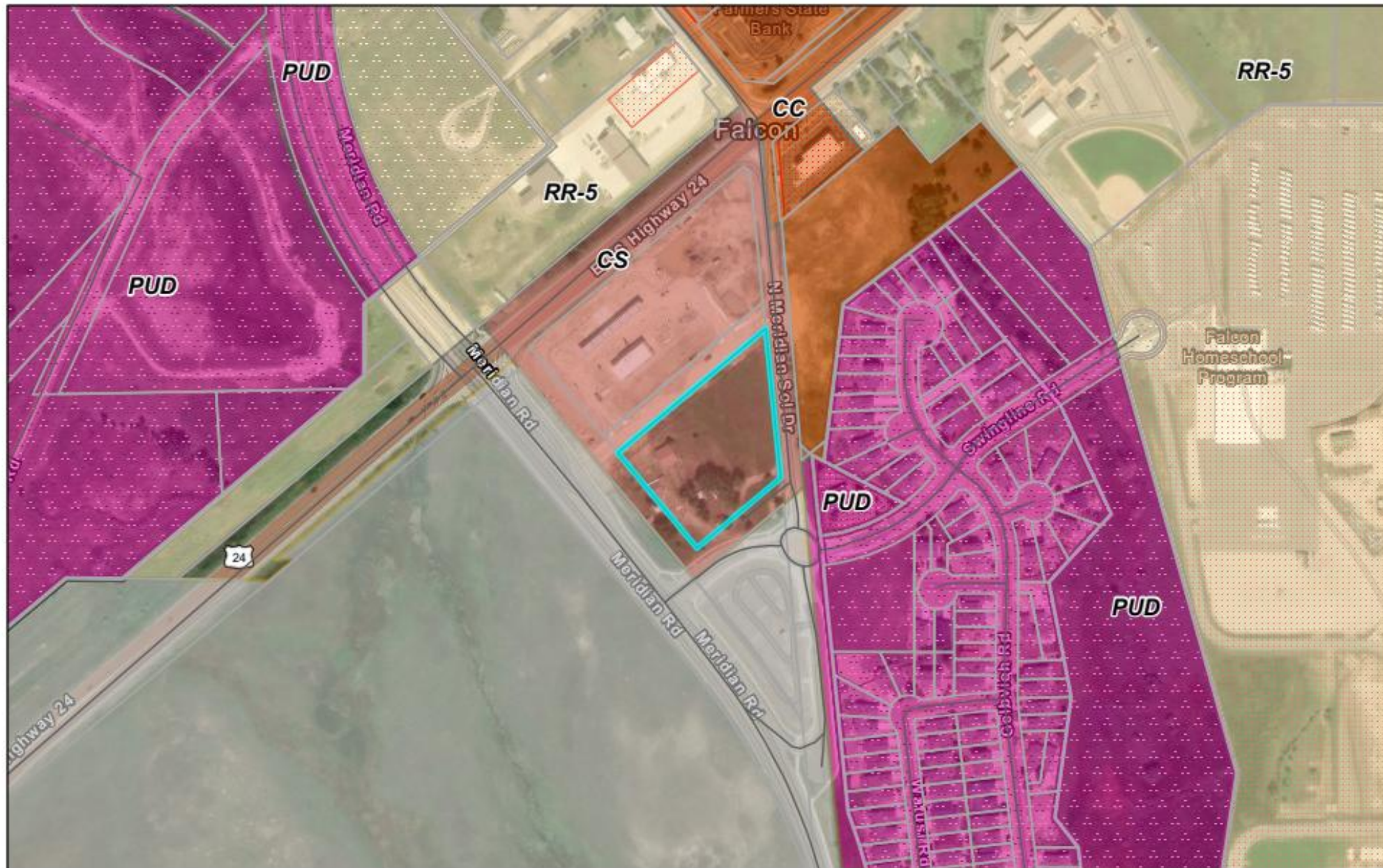


El Paso/Teller E-911, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor



# Zoning

Zoning Map

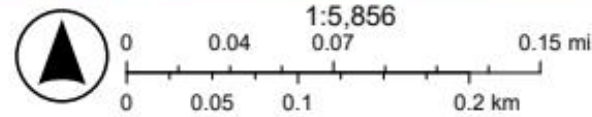


- Property is located in the CS (Commercial Service) zone district which is intended to accommodate retail, wholesale or service commercial uses that serve the general public.
- Emergency Facility, Public and a Public Building are allowed in CS zone district.
- 5.2.44. A public building, project, way, place or space or expansion thereof, including jail or prison facility or a public park and open space, is an allowed use in any zoning district but may require approval of location prior to implementation.

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Override 1	CS: Commercial Service	Sketch Plans
County Roads	PUD: Planned Unit Development	Incorporated Cities
Parcels	RR-5: Residential Rural (5 acres)	World Imagery
County Zoning	Initial Zoning	Low Resolution 15m Imagery
CC: Commercial Community	Special Use	High Resolution 60cm Imagery

High Resolution 30cm Imagery  
Citations  
1.2m Resolution Metadata



El Paso/Teller E-911, El Paso County Development Services, El Paso County Planning Department, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS,



# Approval of Location 5.3.3

- Purpose: to determine if a public use, structure or utility proposed for location in unincorporated El Paso County conforms to the adopted Master Plan, and to provide procedures for the timely review of the Approval of Location of public facilities or uses as provided by C.R.S. §§ 30-28-110, et seq.
- Applicability: Public building where the building, facility or use provides or fulfills a governmental function the governmental unit is legally authorized to provide...
- A proposed site development plan shall be submitted to the Planning Commission for approval before construction or authorization of any public road, public park, trail or trail head, public way, ground or space, public building or structure or utility, whether public or privately owned.
- Failure of the Planning Commission to Act. Failure of the Planning Commission to act within 30 days after the date of official submission to it is deemed an approval, unless a longer period is granted by the submitting board, body or official.





# Master Plan

The El Paso Master Plan (2021) emphasizes the importance of response times for fire protection services located in the eastern boundaries of El Paso County. Specifically, Chapter 7, of the Master Plan states:

- *“Fire Districts are concerned about increasing response times due to continued development in far lying regions of the County. New development presents new challenges to existing fire and emergency service capacity. If development continues to occur in far lying areas, new fire and emergency facilities may need to be constructed to provide appropriate levels of service.”*
- *“As the County continues to see an increase in population and development, the layout of the fire and emergency medical service (EMS) facilities have become an increasingly important factor in service capacity and response time.”*



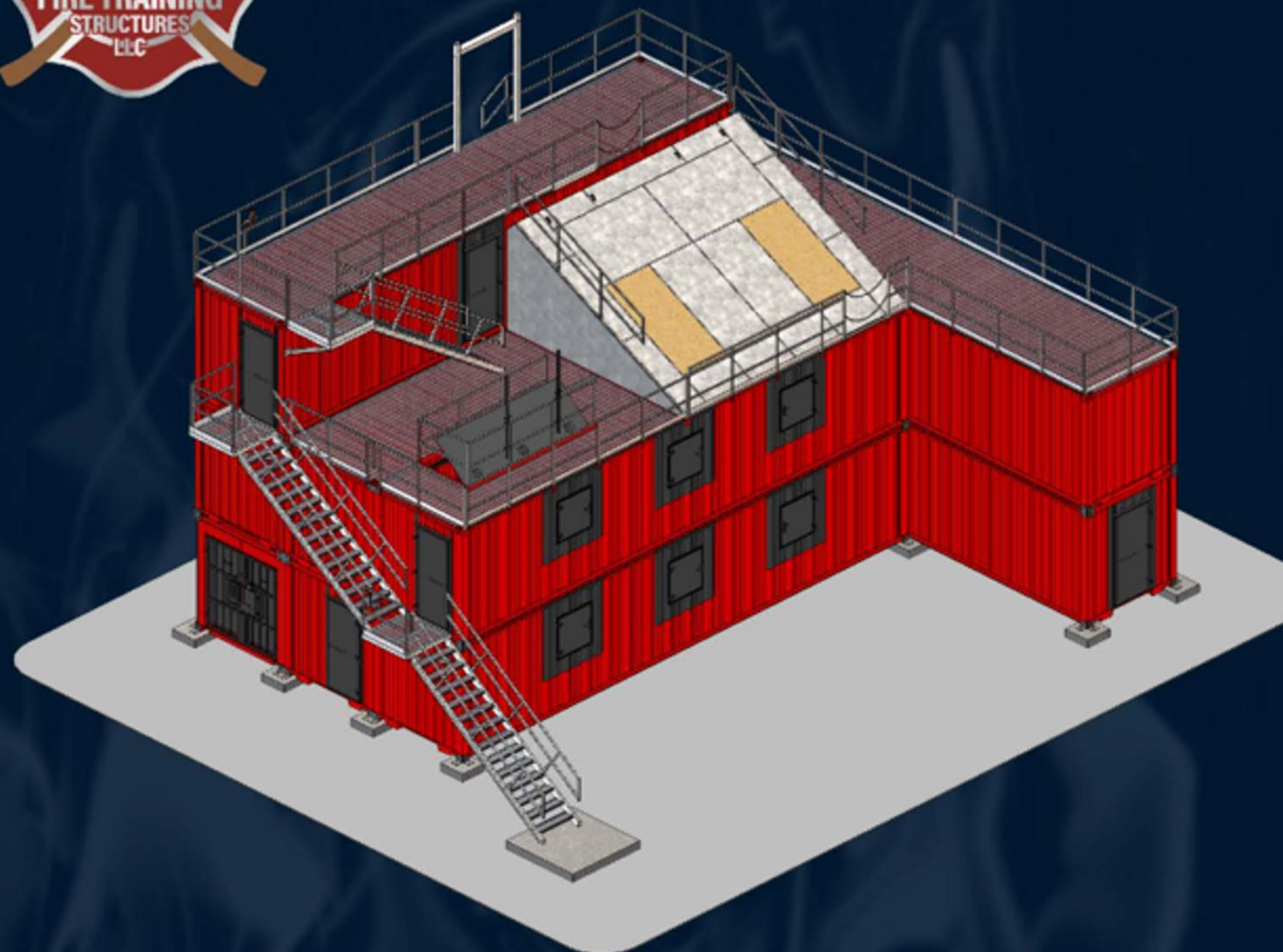
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- Reconfigurable SCBA Maze System
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- Bluetooth Temperature Monitoring System
- Shoring Prop
- Wall Breach Prop
- Interior Stairs
- Exterior Stairs
- Active Roof With OSHA Compliant Guardrail System
- Pitched Roof Prop
- Rappelling Station
- Forced Entry Door
- Fire Doors
- Fire Windows
- Denver Drill Window
- Rebar Cutting Prop
- Garage Door Cutting Prop
- Standpipe & Sprinkler System
- Foundation Attachment Hardware

CERTIFIED TO NFPA 1402

# MANHATTAN SYSTEM

OPTIONS  
SHOWN



# Questions?





# Criteria of Approval

“The application for a public use, structure or utility is reviewed for conformity with the submittal and processing requirements included within this Code and Procedures Manual and for conformity with the adopted Master Plan.”