



BARBARICK WASTE TRANSFER STATION

VARIANCE OF REQUIRED BUILDING SETBACK
LETTER OF INTENT

Affiliated Party Information:

Owner/Leasee/Applicant:

BR 8812 Cliff Allen Point LLC

Attn: Richard Graham

Email: grahaminvestments@gmail.com

Phone: 719-440-9414

Planning:

Kimley-Horn & Associates

Attn: Jim Houk

Email: jim.houk@kimley-horn.com

Phone: 719-453-0180

Engineering:

Kimley-Horn & Associates

Attn: Ryan Schnellbach

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Phone: 719-501-1723

Please include:
provision of utilities
-anticipated traffic generation and access to the site

PROPERTY INFORMATION: BARBARICK WASTE TRANSFER STATION

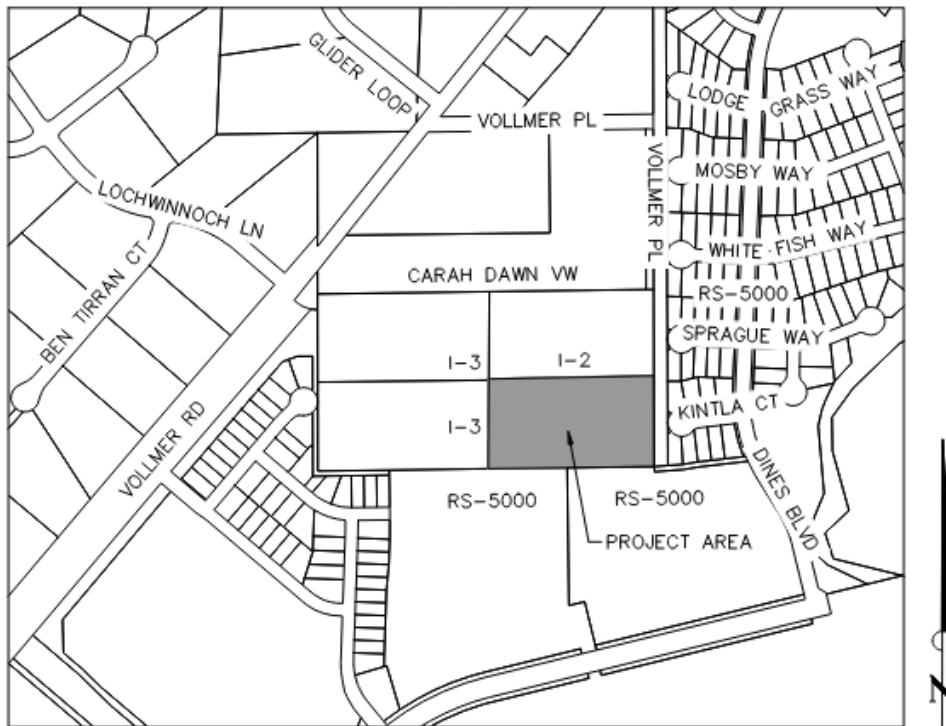
SITE ADDRESS: 8812 Cliff Allen Pt, Colorado Springs, CO 80908
PARCEL ID: 5233002013
ZONING: I-3 (Heavy Industrial) District
ACREAGE: 5.29 acres

LETTER OF INTENT

PROJECT UNDERSTANDING

Kimley-Horn's role in this project is to lead the entitlement process and provide civil engineering / Landscape Architecture + Planning services throughout the Site Development Plan and Construction Document planning processes with El Paso County.

The purpose of this project is to develop a waste transfer station facility (WTS), on the property: Parcel ID: 5233003013, located at: 8812 Cliff Allen Pt, Colorado Springs. Included in this project is: ~12,000 S.F. waste transfer building, drive aisles, scale house with ground scales, landscape buffering and screening as required for County Code Compliance. Vicinity map shown below.



VICINITY MAP
SCALE: 1" = 250'

SERVICE UNDERSTANDING

The services provided by the WTS include the indoor drop-off, removal, and recycling of various forms of **Dry Waste**. **Dry Waste pertains to various goods or materials such as/made of wood, plastic, composites, glass, and metals. Wet waste, such as garbage or other organic or consumable wastes, are not accepted at the WTS.** Located within the proposed ~12,000 S.F. WTS building, are six waste collection bins, used for various wood, plastic, composite, metal, etc. **Goods anticipated to be dropped off include, but are not limited to: bedframes, dressers, televisions, workout equipment, scrapped lumber, household remodel debris, yard clippings, etc.** These bins are laid out so the customer can safely and easily pull up to, or back into the drop off stall and safely relocate their wastes directly into the bins. Located outside the WTS building are three metal recycling bins, also located for safe customer access. Two of such bins are for **Steel Recycling** and one for **Non-Ferrous Metal Recycling**. Non-ferrous metals pertain to aluminum, titanium, zinc, lead, nickel, copper, and copper alloys (brass, bronze, etc.). This waste material will be picked up daily as the containers are filled and transferred to the regional facilities. It is anticipated that 1 to 2 containers will be removed each day.

NOTE: The Indoor Waste Disposal and Recycling Facilities was reviewed by the Colorado Department of Public Health & Environment (CDPHE) office, and was found Not Requiring a Certificate of Designation, required with traditional waste disposal sites based on the natural and limited storage and type of waste on the site.

SITE UNDERSTANDING (See site plan for reference)

As the site sits, lots to the north, northwest, and west are zoned industrial. Their respective land uses are self-storage, RV Storage, and Large Equipment Supply and Storage. The site of interest: 8812 Cliff Allen Pt, is a leased parcel, sharing an entrance with an existing auto mechanic shop (Dirt Road Diesel). Lots to the east are zoned residential, with residential homes existing there today. The lot to the south of the site is also zoned residential and is currently vacant. Within the project lot is an existing easement supporting the regional stormwater detention pond. The capacity of the pond is 1.49 ac-ft, and footprint of pond/easement is approximately 0.91 acres. The pond receives flows from the adjacent (I-3 Zone) industrial lots to the north and west, as well as the lots just to the north of Carah Dawn View, the public which is the drive serving the site.

The project recognizes and is responding to the current development code section 5.2.59.E.1.g General Requirements Waste Disposal and Recycling Facilities Not Requiring a Certificate of Designation and the related 100' setback.

The code states: "All structures where solid wastes are dumped or stored or areas where containerized solid wastes are stored shall be setback at least 100 feet from all property lines, and the facility site shall be fenced, landscaped, or otherwise buffered so as to minimize impacts on neighboring property. **Where deemed appropriate, setback requirements may be varied.**"

In addition, the site layout is responding to the standards set forth in Table 5-5: Density and Dimensional Standards for Industrial Districts (I-3 Zone). Special Note 6 states: Minimum building setback distance from any adjoining residential zoning district boundary is 175 feet. The PCD Director

may allow a reduction in the setback where appropriate actions are taken including landscaping, fencing, berms or building design, or where the use can be limited to mitigate potential impacts.

REQUEST FOR VARIANCE

We, Kimley-Horn & Associates, are requesting dimensional variance with the Building Setbacks associated with the Western and Northern Property Boundary. The request is for relief for a setback criterion stated in the code section 5.2.59.E.1.g General Requirements Waste Disposal and Recycling Facilities Not Requiring a Certificate of Designation.

Specifically, the request is asking for relief from the stated 100' setback required from all adjacent land uses. Due to the nature of the site and the surrounding uses, the request is a proposed 35' setback on the north and west boundaries, while still adhering to the minimum **standard** I-3 zone setback (30'), as well as the minimum setback distance required per Table 5-5, Special Note 6 (175'). The proposal will maintain a setback consistent with the general zone and will further increase the 175' setback along the boundaries adjacent to existing residential zones (east and south). This will improve the condition along the residential buffers per the criteria objectives. The residential setbacks are proposed to increase to 192' on the south and 382' on the east. There are no impacts to the existing use of the adjacent industrial zones on the north and west side of the project. * See Site Plan/Aerial Exhibit below.

Moving the building footprint to the west and to the north will also allow for better use and safety of the site for the users/customers. This will allow for more room for the customer to safely and easily maneuver from the entrance and weigh station/check-in, to the waste / recycling stalls inside the building, and exit. The request will also reduce potential on-site conflicts and circulation issues with the larger removal transport vehicles. Locating the WTS further to the west/north will allow for the access ramp to extend over a greater distance, lessening the grade and supporting a safe approach to the drop off stalls. It also allows the customer and removal vehicle drivers to take wider turns as they navigate to and from their respective routes. It is important to note that the customers are primarily local-residents and not certified professional drivers that pull trailers or drive trucks every day.

As the building footprint is shifted further east or south, the room for customer and removal vehicle maneuverability decreases dramatically and the waste removal access ramp is forced to span a shorter distance at a steeper grade. Nonetheless, the structure is also then being moved closer to the adjacent residentially zoned properties at the eastern and southern property frontages. Lastly, the further the building is shifted to the east or south, the steeper the drive aisles for waste removal become. With steeper drive aisles and a more confined space available for maneuvering throughout, risk associated with collisions amongst other vehicles, structures, etc. is unnecessarily increased.

PRO VS. CON ANALYSIS

PROS	CONS
Safer & easier customer access and experience	
Safer & easier service provider access	
Lesser impact on adjacent residential, provide greater buffers	

ADJACENT PROPERTY INFORMATION

Adjacent Property to the West:

PARCEL ID: 5233002011

OWNER: HW Diesel Enterprises

ZONING: I-3

USE: Self Storage, Large Vehicle and Freight Storage, Construction Equipment Supply

Adjacent Property to the North:

PARCEL ID: 5233002012

OWNER: BWH Properties LLC

ZONING: I-2

USE: Self Storage and RV Storage

Adjacent Property to the Northwest:

PARCEL ID: 5233002010

OWNER: Lewis-Wolf Properties LLLP

ZONING: I-3

USE: Self Storage, Large Vehicle and Freight Storage, Construction Equipment Supply

Adjacent Property to the East:

PARCEL ID: 5233302013

OWNER: Joseph Vasquez

ZONING: RS-5000

USE: Single Family Residential

Adjacent Property to the East:

PARCEL ID: 5233302014

OWNER: Mic Phillips

ZONING: RS-5000

USE: Single Family Residential

Adjacent Property to the East:

PARCEL ID: 5233302022

OWNER: Chad Caskey

ZONING: RS-5000

USE: Single Family Residential

