

# SOUTHERN COLORADO RAIL PARK

## CITY OF COLORADO SPRINGS, COLORADO

### LAND USE PLAN

#### LEGAL DESCRIPTION

A PARCEL OF LAND BEING THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2 OF SW 1/4) SECTION 19, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 OF NW 1/4) SECTION 30, T16S, R6SW, OF THE SIXTH P.M. AND THE SOUTH HALF OF THE SOUTH HALF (S1/2 OF S1/2) SECTION 12, SECTION 13, THE EAST HALF (E 1/2) SECTION 14, THE EAST HALF (E 1/2) SECTION 23, SECTION 24, SECTION 25 AND THE EAST HALF (E 1/2) OF SECTION 26, ALL IN T16S, R66W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, EXCEPT THOSE PARTS CONVEYED TO EL PASO COUNTY BY SPECIAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 219042943 AND 219042944, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 23, T16S, R66W, SAID POINT BEING A FOUND STONE, FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 11 AND SECTION 14, T16S, R66W SAID POINT BEING A FOUND 3.25" ALUMINUM CAP STAMPED "R G OBERING, T16S R66W, S11, 1/4 COR, S14, 1999, PE & PLS 13226" ON A NO. 6 REBAR BEARS N01°30'28"W A DISTANCE OF 5,285.06 FEET, BEING THE BASIS OF ALL BEARINGS IN THIS LEGAL DESCRIPTION. (SAID LINE BEING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14.)

THE FOLLOWING FOUR (4) COURSES ARE ALONG THE EASTERLY LINES OF THE FORT CARSON MILITARY RESERVATION:

- 1) THENCE N01°30'28"W ALONG THE AFORESAID NORTH-SOUTH CENTERLINE OF SECTION 14, 5,285.06 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 11 AND SECTION 14, T16S, R66W;
- 2) THENCE N88°40'09"E ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 2,788.00 FEET TO THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13, AND 14, T16S, R66W, SAID POINT BEING THE END OF PROJECT, "BOUNDARY RETRACEMENT SURVEY - FORT CARSON, EL PASO COUNTY, COLORADO" RECORDED UNDER RECEPTION NO. 212900048 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
- 3) THENCE N00°39'18"W ALONG THE EAST LINE OF AFORESAID SECTION 11 A DISTANCE OF 1,312.70 FEET;
- 4) THENCE N89°11'58"E A DISTANCE OF 1,197.78 FEET TO THE WESTERLY RIGHT-OF-WAY OF CHARTER OAK RANCH ROAD AS SHOWN ON AFORESAID "BOUNDARY RETRACEMENT SURVEY";

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING THREE (3) COURSES:

- 1) THENCE 38.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 13°36'22", THE CHORD OF 37.91 FEET WHICH BEARS S28°08'29"W TO A POINT OF TANGENT;
- 2) THENCE S21°20'19"W A DISTANCE OF 355.09 FEET;
- 3) THENCE S68°39'41"E A DISTANCE OF 70.00 FEET TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 219042943 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING THREE (3) COURSES:

- 1) THENCE 646.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 68°33'42", THE CHORD OF 608.31 FEET WHICH BEARS N55°37'10"E TO A POINT OF TANGENT;
- 2) THENCE N89°54'02"E A DISTANCE OF 356.58 FEET;
- 3) THENCE N88°26'46"E A DISTANCE OF 623.16 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 219042944 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING SIX (6) COURSES:

- 1) THENCE CONTINUING N88°26'46"E A DISTANCE OF 224.24 FEET;
- 2) THENCE N89°38'21"E A DISTANCE OF 383.10 FEET;
- 3) THENCE N89°04'51"E A DISTANCE OF 753.88 FEET;
- 4) THENCE N86°07'34"E A DISTANCE OF 381.70 FEET;
- 5) THENCE N86°06'37"E A DISTANCE OF 476.16 FEET;
- 6) THENCE N86°06'40"E A DISTANCE OF 471.02 FEET TO THE WESTERLY LINE OF LOT 1 BLOCK 1 "VALLEY VIEW SUBDIVISION" AS RECORDED IN PLAT BOOK O-3 AT PAGE 57 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE S00°57'56"E A DISTANCE OF 25.58 FEET TO THE SOUTH SIXTEENTH CORNER COMMON TO SECTION 7 T16S, R6SW AND SECTION 12, T16S, R66W;
- 2) THENCE CONTINUING S00°57'56"E A DISTANCE OF 1,329.72 FEET TO THE SECTION CORNER COMMON TO SECTIONS 7 AND 18, T16S, R6SW AND SECTIONS 12 AND 13, T16S, R66W;
- 3) THENCE S00°59'15"E A DISTANCE OF 2,639.23 FEET TO THE QUARTER CORNER (1/4 COR) COMMON TO SECTION 18, T16S, R6SW AND SECTION 13, T16S, R66W;
- 4) THENCE S00°59'25"E A DISTANCE OF 2,639.15 FEET TO THE SECTION CORNER COMMON TO SECTIONS 18 AND 19, T16S, R6SW AND SECTIONS 13 AND 24, T16S, R66W;
- 5) THENCE S00°46'56"E A DISTANCE OF 2,617.07 FEET TO THE QUARTER CORNER (1/4 COR) COMMON TO SECTION 24, T16S, R6SW AND SECTION 19, T16S, R6SW AND THE SOUTHWEST CORNER OF SAID LOT 1 BLOCK 1 "VALLEY VIEW SUBDIVISION";

THENCE N89°21'33"E ALONG THE SOUTH LINE THEREOF, SAID LINE BEING A PORTION OF EAST-WEST CENTERLINE OF SAID SECTION 19, T16S, R6SW 1,171.75 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 19;

THENCE S00°51'32"E A DISTANCE OF 2,637.30 FEET TO THE WEST SIXTEENTH CORNER COMMON TO SAID SECTION 19 AND SECTION 30, T16S, R6SW;

THENCE S00°20'16"E A DISTANCE OF 1,320.03 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 30;

THENCE S89°13'59"W A DISTANCE OF 1,155.32 FEET TO THE NORTH SIXTEENTH CORNER OF THE SECTION LINE COMMON TO SECTION 30, T16S, R6SW AND SECTION 25, T16S, R66W;

THENCE S01°04'10"E ALONG SAID SECTION LINE 1,326.55 FEET TO THE QUARTER CORNER COMMON TO SAID SECTIONS;

THENCE S00°39'21"E ALONG SAID SECTION LINE 2,640.17 FEET TO THE SECTION CORNER COMMON TO SECTIONS 30 AND 31, T16S, R6SW AND SECTIONS 25 AND 36, T16S, R66W, SAID POINT LYING ON THE AFORESAID EASTERLY LINES OF THE FORT CARSON MILITARY RESERVATION;

THENCE ALONG SAID EASTERLY LINES THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE S89°36'51"W ALONG THE SECTION LINE BETWEEN SAID SECTIONS 25 AND 36 A DISTANCE OF 5,275.28 FEET TO THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T16S, R66W;
- 2) THENCE S89°07'11"W ALONG THE SECTION LINE COMMON TO SECTIONS 26 AND 35, A DISTANCE OF 2,637.64 FEET TO THE QUARTER CORNER COMMON TO SAID SECTIONS 26 AND 35;
- 3) THENCE N01°34'52"W ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 36, 5,263.81 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26, T16S, R66W;
- 4) THENCE N00°25'00"W ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 23, 5,230.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A GROSS AREA OF 137,084,509 SQUARE FEET (3,147.027 ACRES, MORE OR LESS).

EXCEPTING THEREFROM THE FOLLOWING TWO (2) EXCEPTIONS:

EXCEPTION 'A':

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4 SW 1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4 SW 1/4) OF SECTION 13 AS DESCRIBED IN QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 209137969; AND

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S 1/2 NE 1/4 SW 1/4 SW 1/4) OF SAID SECTION 13 AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5826 AT PAGE 208, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377; AND

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N 1/2 NE 1/4 SW 1/4 SW 1/4) OF SAID SECTION 13 DESCRIBED AS "PARCEL B" IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 210059631, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377; AND

ALL DOCUMENTS FOUND IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23, AND 24, SAID CORNER BEING MONUMENTED WITH A 3.25" ALUMINUM CAP WITHOUT STAMPS;

THENCE N00°30'22"W ALONG THE SECTION LINE COMMON TO SAID SECTIONS 13 AND 14, 659.62 FEET TO A BENT NO. 5 REBAR WITHOUT CAP;

THENCE N88°38'46"E A DISTANCE OF 658.63 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE N00°30'34"W ALONG THE WEST LINE THEREOF, 659.83 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE N88°33'19"E ALONG THE NORTH LINE THEREOF, 658.50 FEET TO A NO. 3 REBAR WITH RED PLASTIC CAP STAMPED "LS 1593";

THENCE S00°31'35"E A DISTANCE OF 1,320.88 FEET TO A NO. 3 REBAR WITH RED PLASTIC CAP STAMPED "LS 1593";

THENCE S88°39'48"W A DISTANCE OF 1,317.54 FEET TO THE POINT OF BEGINNING.

SAID PARCELS CONTAINING A COMBINED AREA OF 1,304,015 SQUARE FEET (29.936 ACRES, MORE OR LESS).

EXCEPTION 'B':

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, T16S, R66W AS DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 219082791, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377; AND

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, T16S, R66W AS DESCRIBED AS "PARCEL A" IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 210059631, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377; AND

ALL DOCUMENTS FOUND IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14, SAID QUARTER CORNER BEING MONUMENTED BY A BENT NO. 5 REBAR WITHOUT CAP;

THENCE N88°39'52"E A DISTANCE OF 658.34 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, AND THE POINT OF BEGINNING;

THENCE N88°40'01"E ALONG THE NORTH LINE THEREOF, 661.09 FEET TO THE NORTHEAST CORNER OF AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE S00°05'37"E ALONG THE EAST LINE THEREOF, 328.97 FEET TO A NO. 3 REBAR WITHOUT CAP;

THENCE S00°24'52"E A DISTANCE OF 330.21 FEET TO A NO. 3 REBAR WITHOUT CAP, BEING THE SOUTHEAST CORNER OF AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE S88°36'32"W ALONG THE SOUTH LINE THEREOF, 658.17 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

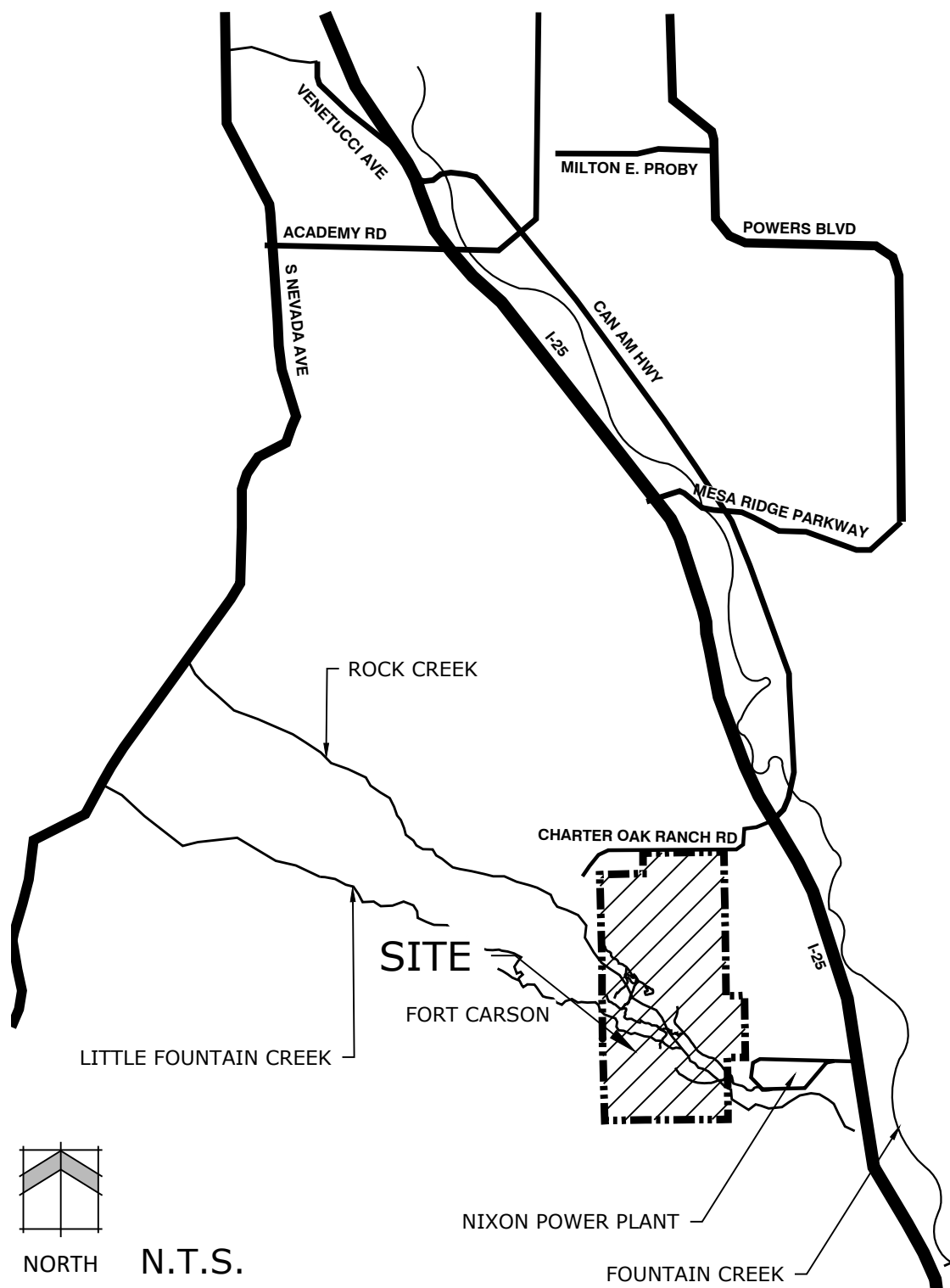
THENCE N00°30'34"W ALONG THE WEST LINE THEREOF, 659.83 FEET TO THE POINT OF BEGINNING.

SAID PROPERTIES COMBINED CONTAINING AN AREA OF 434,661 SQUARE FEET (9.978 ACRES, MORE OR LESS).

GROSS AREA 137,084,509 SQUARE FEET (3,147.027 ACRES, MORE OR LESS),  
LESS EXCEPTION 'A' AREA OF 1,304,015 SQUARE FEET (29.936 ACRES, MORE OR LESS)  
LESS EXCEPTION 'B' AREA OF 434,661 SQUARE FEET (9.978 ACRES, MORE OR LESS)  
NET AREA 135,345,833 SQUARE FEET (3,107.113 ACRES, MORE OR LESS).

NOTES:  
1. CHARTER OAK RANCH ROAD CROSSES THE PROPERTY THROUGH SECTIONS 12 AND 13. NO RECORDED DOCUMENTS WERE FOUND DOCUMENTING ITS EXISTENCE. THE NET AREA DOES NOT EXCEPT CHARTER OAK RANCH ROAD.  
2. BEARINGS ARE BASED ON THE COLORADO CENTRAL STATE PLANE COORDINATE SYSTEM.

#### VICINITY MAP



#### SITE DATA

Tax ID Number: 6600000004, 6600000008, 6600000009, 6600000010, 6600000011, 6600000012, 6600000014, 6600000030, 6600000040, 6600000041, 6600000047, 6600000048, 6600000049, 6600000050  
Total Area: 3,107.113 AC  
Current County Zoning: A-5, RR-5, CAD-O  
Proposed Zoning: PDZ  
Current Use: Vacant/Mining Operations  
Permitted Uses:

- All uses identified on the District Use Table in UDC subsection 7.3.201 in the following categories: "commercial & industrial", "civic, public & institutional", "accessory", "temporary", an existing mining Operation.
- Industrials uses of a higher intensity than those listed on the current District Use Table in the UDC will also be permitted and subject to any relevant state or federal permitting.
- Ballistics, Military, or Aerospace related uses are permitted principal uses.
- All types of outdoor storage is permitted as a principal use in the 'Heavy Industrial' areas identified on the plans. All types of outdoor storage is permitted as an accessory use in the 'Light Industrial' areas identified on the plans.
- Unlisted Uses: When a proposed primary or accessory land use is not specifically identified as allowed in this PDZ zone district, the Manager will determine that it is included in the definition of a listed use or is so similar to a listed use that it shall be treated as the same use. In making this determination, the Manager shall consider the potential impacts of the proposed on surrounding properties compared to similar uses allowed in the above listed uses. Uses may be allowed as principal permitted, conditional, or accessory uses. The Manager's interpretation shall be made available in writing in accordance with the provisions in Section 7.5.529 (Interpretation of UDC).

Maximum Height: 120 FT (height bonuses subject to UDC subsection 7.4.202.C.1)

Land Use	Acres	% Land Use	SF of Use
Commercial Center	10.7	0.3%	74,575
Commercial Services	129.1	4.2%	674,832
Light Industrial	849.0	27.3%	2,958,595
Heavy Industrial	1425.3	45.8%	1,927,152
Low Impact Use	100.6	3.2%	-
Drainage, 100 yr Floodplain, Open Space	234.1	7.5%	-
Rail Easement	36.8	1.2%	-
ROW	121.0	3.9%	-
No-Build Steep Slopes	189.5	6.1%	-
Misc.	12.6	0.4%	-
Total	3108.9	100.0%	5,635,154

\* 'SF of Use' is based on approximate FARs for currently depicted acreage.

Maximum Floorspace: 7,000,000 SF

PDZ Community Benefits - UDC Section 7.2.705

1. The proposed rail served industrial park will provide significant economic benefits to the City.
2. The developer commits to prepare development and design guidelines to provide a high-quality, cohesive, and unified industrial park. The development and design guidelines will have a specific emphasis on uniform streetscape and signage.

#### PROJECT TEAM

OWNER: Southern Colorado Rail Park, LLC  
9300 Dix Ave  
Dearborn, MI 48120  
(313) 429-2600  
Edw. C. Levy Co. d/b/a Schmidt Construction  
2635 Delta Dr.  
Colorado Springs, CO 80910  
N.E.S. Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 471-0073  
ENGINEER & SURVEYOR: M&S Civil Consultants, Inc.  
212 N. Wahsatch Ave, Suite 305  
Colorado Springs, CO 80903  
(719)-491-0818

#### SHEET INDEX

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Sheet 5 of 6: Land Use Plan  
Sheet 6 of 6: Phasing Plan



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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## SOUTHERN COLORADO RAIL PARK

### LAND USE PLAN

EAST OF FORT CARSON, WEST OF I-25,  
SOUTH OF CHARTER OAK RANCH ROAD

DATE: 11/19/2024  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

DATE:	BY:	DESCRIPTION:
12.20.2024	TK	PER EPC REVIEW COMMENTS

#### COVER

1

1

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PDZL-24-0006



# SOUTHERN COLORADO RAIL PARK

## CITY OF COLORADO SPRINGS, COLORADO

### LAND USE PLAN



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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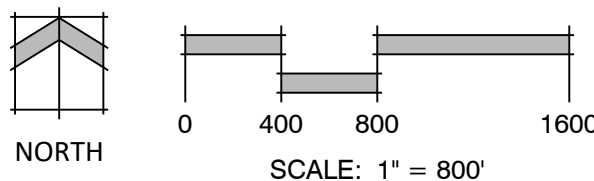
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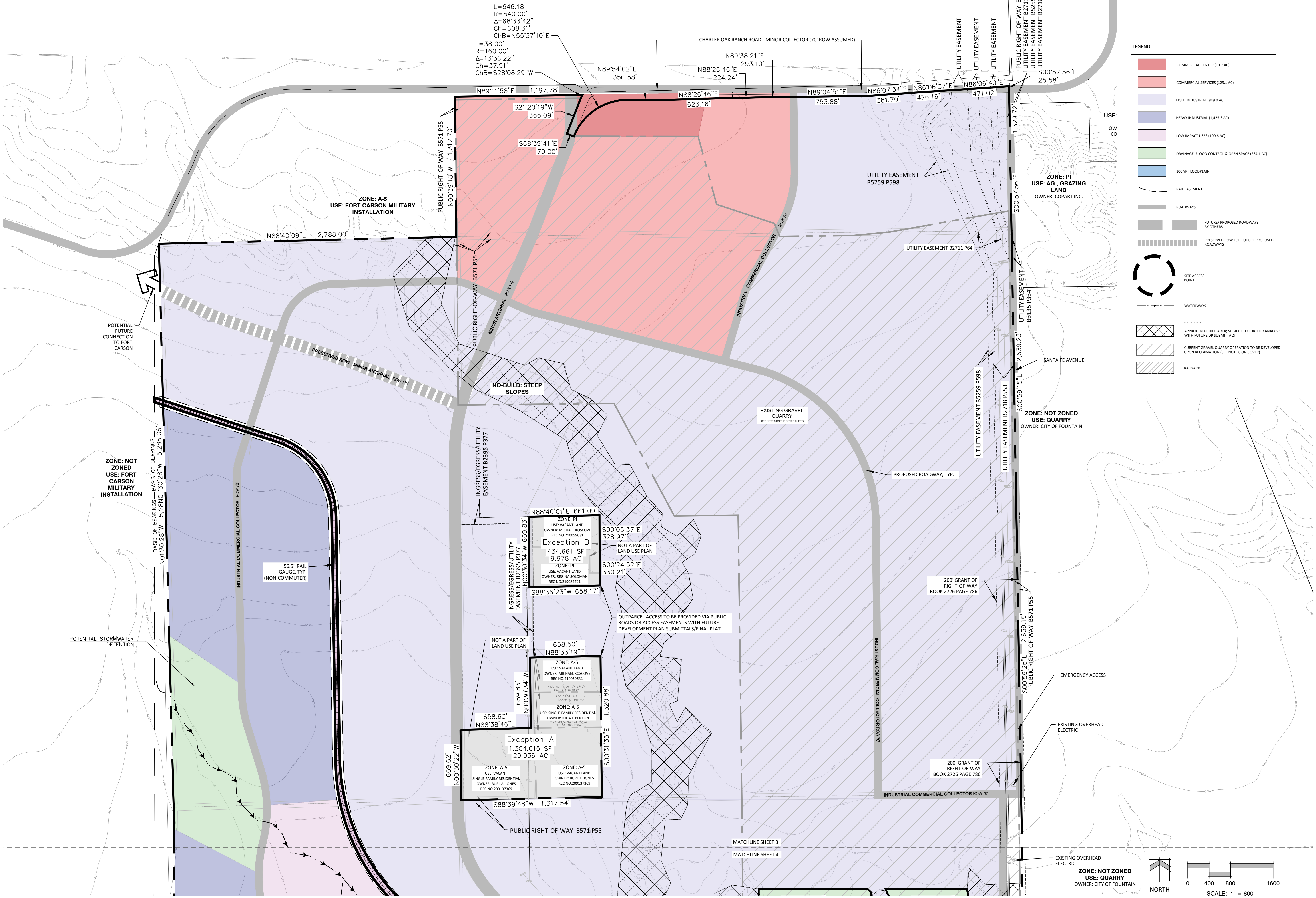
- LEGEND
- COMMERCIAL CENTER (10.7 AC)
  - COMMERCIAL SERVICES (129.1 AC)
  - LIGHT INDUSTRIAL (849.0 AC)
  - HEAVY INDUSTRIAL (1,425.3 AC)
  - LOW IMPACT USES (100.6 AC)
  - DRAINAGE, FLOOD CONTROL & OPEN SPACE (234.1 AC)
  - 100 YR FLOODPLAIN
  - RAIL EASEMENT
  - ROADWAYS
  - FUTURE/PROPOSED ROADWAYS, BY OTHERS
  - PRESERVED ROW FOR FUTURE PROPOSED ROADWAYS
  - SITE ACCESS POINT
  - WATERWAYS
  - APPROX. NO-BUILD AREA: SUBJECT TO FURTHER ANALYSIS WITH FUTURE DP SUBMITTALS
  - CURRENT GRAVEL QUARRY OPERATION TO BE DEVELOPED UPON RECLAMATION (SEE NOTE 8 ON COVER)
  - RAILYARD
  - ZONE OVERLAY: AP-O
  - AIRPORT OVERLAY (AP-O)



P:\Edw. C. Levy Co. dta Schmidt Construction Company\Fountain Railroad Project\Drawings\Planning\LUP\Southern Colorado Rail Park\_LUP.dwg [Sketch Plan] 12/20/2024 9:07:19 AM tsmab



SOUTHERN COLORADO RAIL PARK  
CITY OF COLORADO SPRINGS, COLORADO  
LAND USE PLAN



**LEGEND**

- COMMERCIAL CENTER (10.7 AC)
- COMMERCIAL SERVICES (129.1 AC)
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- CURRENT GRAVEL QUARRY OPERATION TO BE DEVELOPED UPON RECLAMATION (SEE NOTE 8 ON COVER)
- RAILYARD

**USE:**  
OW  
CO

**ZONE: PI  
USE: AG, GRAZING  
LAND  
OWNER: COPART INC.**

**ZONE: NOT ZONED  
USE: QUARRY  
OWNER: CITY OF FOUNTAIN**



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SOUTHERN  
COLORADO RAIL  
PARK

LAND USE PLAN

EAST OF FORT CARSON, WEST OF I-25,  
SOUTH OF CHARTER OAK RANCH ROAD

DATE: 11/19/2024  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

SYNOPSIS

ISSUE INFO

DATE: 12.20.2024 BY: TK DESCRIPTION: PER EPC REVIEW COMMENTS

ISSUE / REVISION

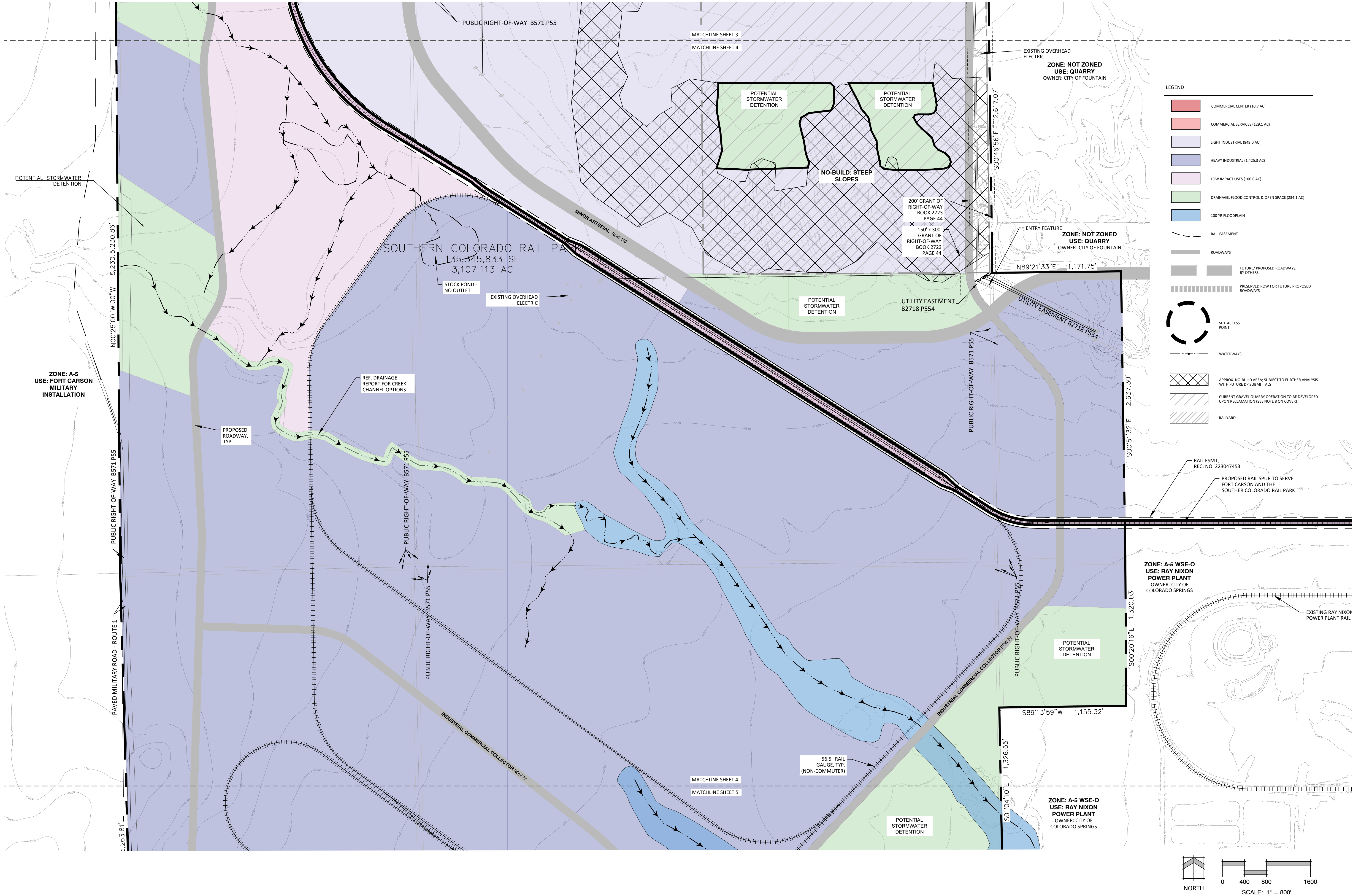
SHEET TITLE

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PLAN FILE # PDZL-24-0006



SOUTHERN COLORADO RAIL PARK  
CITY OF COLORADO SPRINGS, COLORADO  
LAND USE PLAN



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STAMP

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ISSUE / REVISION

SHEET TITLE

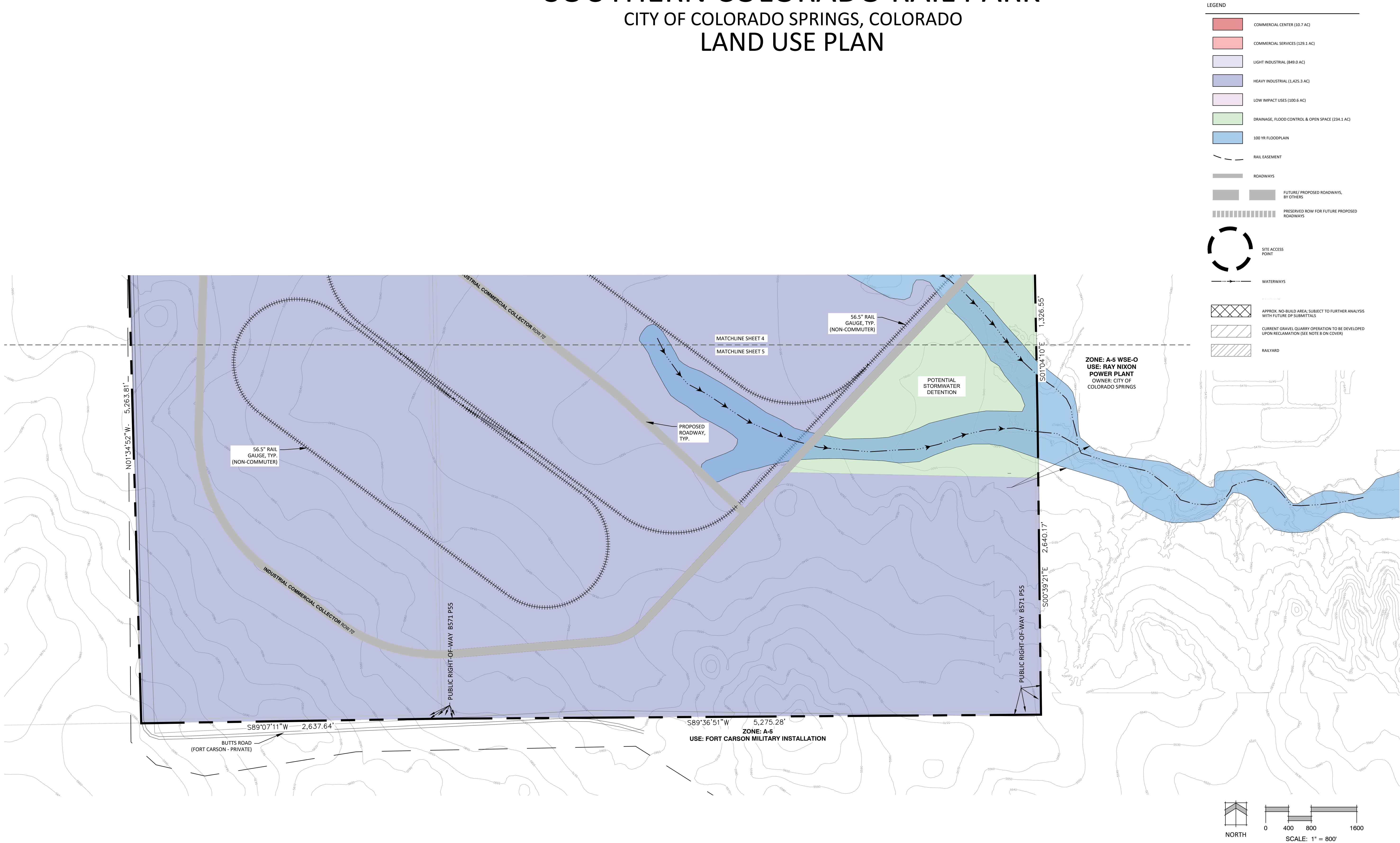
LAND USE PLAN  
4

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PLAN FILE # PDZL-24-0006



SOUTHERN COLORADO RAIL PARK  
CITY OF COLORADO SPRINGS, COLORADO  
LAND USE PLAN



LEGEND

- COMMERCIAL CENTER (10.7 AC)
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- LIGHT INDUSTRIAL (849.0 AC)
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- RAILYARD

NORTH

0 400 800 1600

SCALE: 1" = 800'



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EAST OF FORT CARSON, WEST OF I-25,  
SOUTH OF CHARTER OAK RANCH ROAD

DATE: 11/19/2024  
PROJECT MGR: A. BARLOW  
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DATE: 12.20.2024 BY: TK DESCRIPTION: PER EPC REVIEW COMMENTS

LAND USE PLAN

5

5 OF 6

PDZL-24-0006



# SOUTHERN COLORADO RAIL PARK

## CITY OF COLORADO SPRINGS, COLORADO

### LAND USE PLAN



N.E.S. Inc.  
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## SOUTHERN COLORADO RAIL PARK

### LAND USE PLAN

EAST OF FORT CARSON, WEST OF I-25,  
SOUTH OF CHARTER OAK RANCH ROAD

DATE: 11/19/2024  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

DATE: 12.20.2024 BY: TK DESCRIPTION: PER EPC REVIEW COMMENTS

### PHASING PLAN

# 6

6 OF 6

PDZL-24-0006

#### LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

#### PHASING DESCRIPTION CHART

	START	ACRES	USE
PHASE 1	2025	36.8	Construction of Rail Spur through center of the park
PHASE 2	2027	906.4	Commercial development adjacent to Charter Oak Road and heavy/light industrial development adjacent to rail spur
PHASE 3	2035	949.3	Industrial development in the southern portion of the park and contruction of the future interchange at I-25 and future Powers Blvd extension
PHASE 4	2040	719.9	Closure of the mining operation in northeast portion of park/completion of commercial and light industrial development

P:\Edw. C. Levy Co. dta Schmidt Construction Company\Fountain Railroad Project\Drawings\Planning\LUP\Southern Colorado Rail Park\_LUP.dwg (Sketch Plan Phasing) 12/19/2024 3:48:19 PM tkab