

Colorado Springs, CO

Planning and Development
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required **Application No. PDZL-24-0006**

Report Date: 12/12/2024

Description :

Address : 0 Charter Oak Ranch RD

Record Type : PDZ Land Use Plan

Document Filename : Southern Colorado Rail Park_LUP_V1_11-19-2024

Comment Author Contact Information:

| Reviewer Name | Reviewer Email | Reviewer Phone No.: |
|-------------------|-------------------------------------|---------------------|
| Zaker Alazzeh | Zaker.Alazzeh@coloradosprings.gov | - |
| Hao Vo | Hao.Vo@coloradosprings.gov | - |
| Caroline Miller | Caroline.Miller@coloradosprings.gov | 719-385-6089 |
| Cory Sharp | Cory.Sharp@coloradosprings.gov | - |
| Steve Smith | steven.smith@coloradosprings.gov | |
| Teresa Guagliardo | teresa.guagliardo@state.co.us | - |
| Sara Rivera | Sara.Rivera@coloradosprings.gov | - |
| Gabe Sevigny | Gabe.Sevigny@coloradosprings.gov | - |

General Comments

| Comment ID | Reviewer : Department | Review Comments |
|------------|--------------------------|---------------------------------------------------------------------------------|
| 23 | Teresa Guagliardo : CDOT | Please refer to the comments letter sent to Gabe Sevigny on 12-12-24 via email. |

Corrections in the following table need to be applied before a permit can be issued

| Comment ID | Page Reference | Reviewer : Department | Review Comments |
|------------|----------------|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 2 | Zaker Alazzeh : City Eng - Traffic Engineering | 1- All proposed public roads improvements including future right of way and traffic control devices will be determined when reviewing the forthcoming master traffic impact study. 2- The applicant will need to coordinate traffic review and requirements with CDOT. |

| Comment ID | Page Reference | Reviewer : Department | Review Comments |
|------------|----------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12 | 1 | Sara Rivera : City Engineering - SWENT | Please contact the Lead Reviewer, Sara Rivera (sara.rivera@coloradosprings.gov), with any SWENT-related questions. Please reference the Planning review number in all communications. |
| 13 | 1 | Sara Rivera : City Engineering - SWENT | Info Only: Please see SWENT's Land Use Plan checklist for additional clarification on SWENT requirements, as needed: https://coloradosprings.gov/system/files/2023-06/land_use_plan_checklist.pdf |
| 14 | 1 | Sara Rivera : City Engineering - SWENT | Specify private or public responsibility for long-term maintenance of future channel improvements. Please also include estimated timing of channel improvements. See the Land Use Plan checklist for additional clarification. |
| 15 | 1 | Sara Rivera : City Engineering - SWENT | Add a note indicating long-term maintenance (private/public) for future water quality and/or detention facilities. |
| 16 | 1 | Sara Rivera : City Engineering - SWENT | Please show and label major drainageways and adjacent streets in the vicinity map. |
| 17 | 2 | Sara Rivera : City Engineering - SWENT | Ensure all existing storm infrastructure is shown and labeled in plan view. |
| 18 | 2 | Sara Rivera : City Engineering - SWENT | Will the drainage, flood control & open spaces shown here be potential locations for proposed water quality and/or detention facilities? Please clarify as general locations need to be shown and labeled on the plans. |
| 22 | 2 | Sara Rivera : City Engineering - SWENT | Add a note stating that channel improvements will be installed with the site for all channels within the site and all channels downstream of the site, up to the highway. Include responsible party, long-term maintenance responsibility (private), and timing requirements (e.g. Channel improvements will be designed and constructed or assurances for channel improvements will be posted prior to building permit issuance for {developments}, and channel improvements must be constructed and accepted into probationary acceptance prior to CO release for {developments}. All channel improvements will be completed in accordance with current Drainage Criteria Manual and DBPS requirements). |
| 7 | 1 | Hao Vo : City Engineering Dev Review | EDRD has determined geological hazards exist in this area and requires a Geologic Hazard Report to be submitted for this subdivision. Please fill out the form and submit it to EDRD through our electronic review system called ProjectDox. Below is a link to ProjectDox and a user manual. https://coloradosprings.gov/stormwater/planreview |
| 8 | 1 | Hao Vo : City Engineering Dev Review | Info Only: All existing curb, gutter, sidewalk, pedestrian ramps, crossspans and driveway aprons posing a safety hazard, damaged, exhibiting excessive deterioration or not meeting current City Engineering Standards along all public streets adjacent to the site will need to be removed and replaced prior to issuing the certificate of occupancy (C.O.). An on-site meeting can be set up with the Engineering Development Review Inspector to determine what, if any, improvements are required. The Inspector can be reached at 719-385-5977. |
| 9 | 1 | Hao Vo : City Engineering Dev Review | Info Only: Accessible routes, including ramps and sidewalks, within the public right-of-way shall be per the City's Standard drawings and Specifications. City's Engineering Development Review Inspector will have the final authority on accepting the public improvements. |
| 10 | 1 | Steve Smith : Fire | Place the following as a note on the plans: "CSFD will require a minimum of five acres be provided to the City for a fire station at a location and time of their choosing, to facilitate the most expedient and reasonable response for this property." |
| 2 | 1 | Caroline Miller : Planning | Please add a note that: 'Citywide Development Impact Fees for Police and Fire apply to all development, to be due at time of building permit.' Staff may have additional comments upon second review regarding CDI fees due at Annexation or City Fire's request of a 5 acre Fire Station. |

| Comment ID | Page Reference | Reviewer : Department | Review Comments |
|------------|----------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5 | 1 | Caroline Miller : Planning | Informational - This Land Use Plan/Annexation Request does not propose any residential use, thus there is no obligation of park land dedication. If use types are amended in the future to include residential, appropriate park land would be identified to serve the residents as detailed in City Code 7.4.307. |
| 6 | 1 | Caroline Miller : Planning | Staff is unsure how Community Amenities/Benefits required, as discussed in the project statement, are being addressed with this PDZ request. While not required by PLDO, there is opportunity for recreation options detailed in 7.2.705.B which could be supported by the proposed future metro district and could meet a PDZ requirement if detailed and shown on the LUP. Staff recommends adding to the LUP a note specifying the Community Benefits and how they are to be met. |
| 19 | 1 | Cory Sharp : Planning | why is the legal description different from what is being used for the rezone? Please update including the latest revision to the exception parcels |
| 20 | 1 | Cory Sharp : Planning | please update general note 2 to include the record information of the district |
| 28 | 1 | Gabe Sevigny : Planning | Add PDZL-24-0006 to the lower right of each sheet |
| 29 | 1 | Gabe Sevigny : Planning | Doesn't match Project Statement of 120 feet, also include the height and max square footage on zone change exhibit |
| 30 | 1 | Gabe Sevigny : Planning | Remove |
| 31 | 1 | Gabe Sevigny : Planning | Not sure what this means, cannot have unidentified uses? |
| 32 | 1 | Gabe Sevigny : Planning | Please include where this file can be located |
| 33 | 1 | Gabe Sevigny : Planning | Possible note for avigation easement and not an overlay as City does not have an overlay here |
| 34 | 1 | Gabe Sevigny : Planning | Missing standard notes: "The Mineral Estate Owner Notification Certification Affidavit was submitted and can be found in file XXXX-XX-XXXX. The applicant (or property owner) has attested there are no separate mineral estate owner(s) identified and no further action was taken." "Materials stored outdoors shall be enclosed with an opaque screen and in no case shall materials be stored in such a way that they exceed the height of the rear-yard fence". "A fiscal impact analysis and a calculation of total costs to the City to provide infrastructure to the proposed development for a period of at least 10 years." |
| 36 | 1 | Gabe Sevigny : Planning | add ', and an existing mining operation are permitted within the PDZ District' |
| 21 | 2 | Cory Sharp : Planning | please check/revise the exterior boundary bearings, distances and curve information to match the legal description |
| 37 | 2 | Gabe Sevigny : Planning | For future clarity, provide if outdoor storage, heavy equipment storage, etc are permitted on each site |
| 38 | 4 | Gabe Sevigny : Planning | See previous comment about outdoor storage, heavy equipment etc |
| 39 | 6 | Gabe Sevigny : Planning | For future clarity add the timing of the improvements to 25 in the correct phase |

SOUTHERN COLORADO RAIL PARK

CITY OF COLORADO SPRINGS, COLORADO

LAND USE PLAN

LEGAL DESCRIPTION

THOSE PARCELS OF LAND IN SECTIONS 12, 13, 14, 23, 24, 25 AND 26 T16S R66W OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND IN SECTIONS 19 AND 30, T16S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, ALL BEING DESCRIBED IN WARRANTY DEEDS UNDER RECEPTION NO. 099100803 AND RECEPTION NO. 099100804 IN THE RECORDS OF SAID EL PASO COUNTY, SAID PARCELS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING SEVEN (7) COURSES ARE ALONG THE EASTERLY BOUNDARY LINES OF THE FORT CARSON MILITARY RESERVATION.

(1) BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 26 AND 35, T16S R66W OF THE 6th P.M.;

(2) THENCE N1°34'52"W ALONG THE CENTERLINE OF SECTION 26, A DISTANCE OF 5263.81 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26;

(3) THENCE N0°25'00"W ALONG THE CENTERLINE OF SECTION 23, A DISTANCE OF 5230.86 FEET TO A FOUND STONE AT THE QUARTER CORNER COMMON TO SECTIONS 14 AND 23;

(4) THENCE N1°30'28"W ALONG THE CENTERLINE OF SECTION 14, A DISTANCE OF 5285.06 FEET TO A FOUND 3.25" ALUMINUM CAP STAMPED "R G OBERING, T15S R66W, S11, 1/4 COR, S14, 1999, PE&PLS 13226;

(5) THENCE N88°40'09"E ALONG THE SOUTH LINE OF SECTION 11, A DISTANCE OF 2788.00 FEET TO A FOUND 2.5" ALUMINUM CAP IN A MOUND OF STONES STAMPED "MIDLAND SURVEYING INC, RICHARD MATTHEW, COLORADO PLS 381366";

(6) THENCE N0°39'18"W ALONG THE EAST LINE OF SECTION 11, A DISTANCE OF 1312.70 FEET;

(7) THENCE N89°11'58"E ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF (N1/2 S1/2) SECTION 12, A DISTANCE OF 1197.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHARTER OAK RANCH ROAD; THENCE CONTINUING N89°11'58"E ALONG SAID SOUTH LINE 3998.08 FEET TO A FOUND NO. 5 REBAR AT THE SOUTH 1/16TH COR OF THE SECTION LINE COMMON TO SECTION 12 T16S R66W AND SECTION 7, T16S R65W; THENCE S0°57'56"E ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1329.72 FEET TO A FOUND 3.5" ALUMINUM CAP STAMPED "W K CLARK, T16S, R66W R65W, S12 S7, S13 S18, 1996, PLS 4842"; THENCE S0°59'20"E ALONG THE WEST LINE OF SECTION 18 T16S, R65W A DISTANCE OF 5278.38 FEET TO A FOUND 1.5" ALUMINUM CAP STAMPED "13, 18, 19, 24, PLS 2692"; THENCE S0°46'56"E ALONG THE WEST LINE OF SECTION 19, T16S, R65W A DISTANCE OF 2637.07 FEET TO A 2" GALVANIZED PIPE WITH CAP STAMPED "T16S, 24 G 19, R65W"; THENCE N89°21'32"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 19, A DISTANCE OF 1171.75 FEET TO A FOUND 3.25" ALUMINUM CAP STAMPED "PLS 13830, W1/16, C-C, S19, 1999; THENCE S0°51'32"E ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2 SW1/4) OF SECTION 19, A DISTANCE OF 2637.30 FEET TO A 3.25" ALUMINUM CAP STAMPED "BERGE BREWER, W 1/16 S19, S30, 1999, PLS 13830"; THENCE S0°20'16"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, A DISTANCE OF 1320.03 FEET TO A 3.25" ALUMINUM CAP STAMPED "BERGE BREWER, NW1/16 S30, 1999, PLS 13830"; THENCE N89°13'59"W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30 A DISTANCE OF 1155.32 FEET TO A 3.25" ALUMINUM CAP STAMPED "BERGE BREWER, N1/16 S25 S30, 1999, PLS 13830"; THENCE S1°04'10"E ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 1,326.55 FEET TO THE QUARTER CORNER COMMON TO SECTION 30 AND SECTION 25, T16S, R66W; THENCE S0°39'21"E A DISTANCE OF 2640.17 FEET TO A 3.25" ALUMINUM CAP STAMPED "BERGE BREWER, T16S R66W, R65W, S25 S30 S36 S31, 1999, PLS 13830"; THENCE S89°36'51"W ALONG THE NORTH LINE OF SECTION 36, A DISTANCE OF 5275.28 FEET TO THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36; THENCE S89°07'11"W ALONG THE NORTH LINE OF SECTION 35, A DISTANCE OF 2637.64 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE RIGHT-OF-WAYS DESCRIBED UNDER RECEPTION NO. 219042933 AND RECEPTION NO. 219042944, AND ANY PORTION OF CHARTER OAK RANCH ROAD WHICH MAY EXIST BY VIRTUE OF ITS APPARENT USE AS A PUBLIC RIGHT-OF-WAY. SAID RIGHT-OF-WAY CONTAIN AN AREA OF 151,384 S.F. (3.475 ACRES) ALSO EXCEPTING THEREFROM THE PARCELS DESCRIBED UNDER THE FOLLOWING RECEPTION NO.'S 210059631, 219082791, 209137369 AND IN BOOK 5826 AT PAGE 208 ALL OF THE EL PASO COUNTY RECORDS. SAID PARCELS CONTAIN A NET AREA OF 1,704,304 S.F. (39.125 ACRES) LESS EXCEPTIONS CONTAIN A NET AREA OF 135,424,145 S.F. (3,108.911 ACRES).

NOTES:

1. CHARTER OAK RANCH ROAD CROSSES THE PROJECT 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.

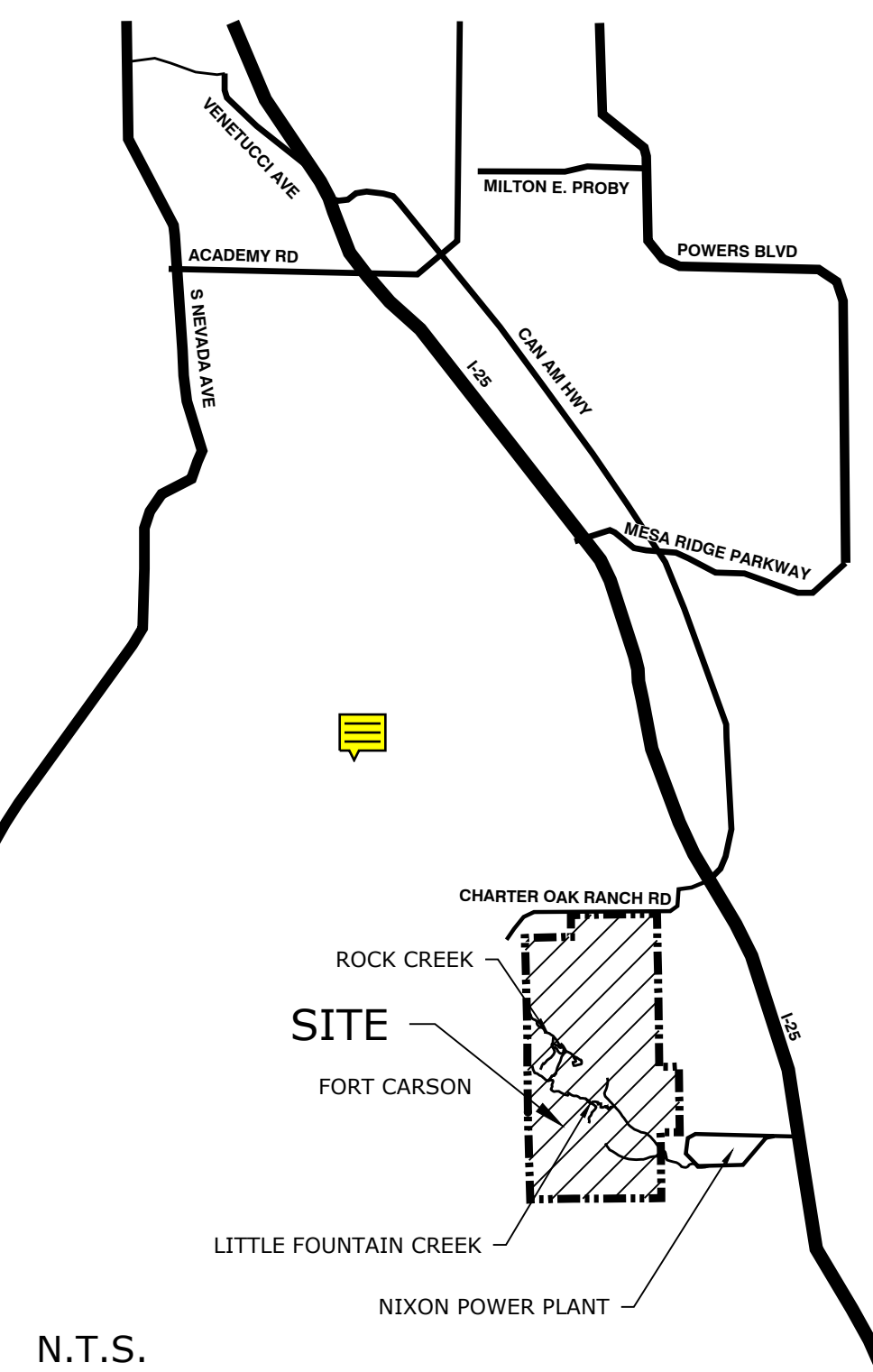
GENERAL NOTES

- PHASING WILL GENERALLY FOLLOW THE PHASING PLAN ON SHEET 6.
- A METROPOLITAN DISTRICT HAS BEEN ESTABLISHED TO PROVIDE FOR THE CONSTRUCTION OF THE RAILROAD, ROAD AND UTILITY INFRASTRUCTURE AND FOR THE ONGOING OWNERSHIP AND MAINTENANCE OF OPEN SPACE DRAINAGE FACILITIES.
- UNTIL APPROVED BY CDOT OR THE CITY OF COLORADO SPRINGS, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS, WIDTHS AND ALIGNMENTS, INTERSECTION LOCATIONS AND DESIGN SHOWN ON THIS LAND USE PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH SUBSEQUENT DEVELOPMENT PLANS.
- ALL STREETS WILL MEET THE STANDARDS OF THE CITY OF COLORADO SPRINGS TRAFFIC CRITERIA MANUAL UNLESS OTHERWISE APPROVED.
- THE LAND USE PLAN MAP IS A DRAWING REPRESENTING A PROPOSED DEVELOPMENT SHOWING CONCEPTUAL PLANNING AREAS, LAND USE TYPES, ROAD TYPES AND LOCATIONS IN ORDER TO EVALUATE THE FEASIBILITY OF THE PROJECT. LAND USE AREAS MAY CHANGE SIZE AND LOCATION WITHIN THE OVERALL PARAMETERS OF THE LAND USE PLAN.
- MORE DETAILED DRAINAGE FACILITY AND GEOLOGIC HAZARDS LOCATIONS, DESIGNS AND STUDIES TO BE UNDERTAKEN WITH DEVELOPMENT PLAN SUBMITTALS, TO INCLUDE CHANNEL IMPROVEMENTS. THE OWNER WILL BE RESPONSIBLE FOR ANY REQUIRED CHANNEL IMPROVEMENTS.
- A MASTER TRAFFIC IMPACT STUDY PREPARED BY WILSON & CO IS INCLUDED WITH THIS LAND USE PLAN SUBMITTAL. ALL SUBSEQUENT DEVELOPMENT PLANS WILL BE REQUIRED TO SUBMIT A TRAFFIC IMPACT MEMO DEMONSTRATING COMPLIANCE WITH THE MASTER TIS. THE TIS IS BASED UPON THE ESTIMATED NON-RESIDENTIAL SQUARE FOOTAGE OF 5,635,154 SF. IF DEVELOPMENT IS PROPOSED IN EXCESS OF THIS ESTIMATE, AN UPDATE TO THE MASTER TIS MAY BE REQUIRED.
- THE CURRENT GRAVEL EXTRACTION OPERATIONS ARE SUBJECT TO STATE PERMITS. IT IS ANTICIPATED THAT THE EXTRACTION OPERATIONS WILL CEASE IN APPROXIMATELY 8 YEARS. ALL GRAVEL EXTRACTION AREAS WILL BE RECLAIMED IN ACCORDANCE WITH THE STATE APPROVED RECLAMATION MINING PLAN (REF. #M-1982-155).
- OUT-PARCEL ACCESS TO BE PROVIDED VIA PUBLIC ROADS OR ACCESS EASEMENTS WITH FUTURE DEVELOPMENT PLAN/FINAL PLAT SUBMITTALS.

FLOODPLAIN STATEMENT

THE SITE CONTAINS AN AREA MAPPED AS ZONE A OF THE FEMA FLOODPLAIN MAP NO. 8041C0961G AND 08041C0965G, DATED DECEMBER 7, 2018. THE SUBJECT SITE IS A FLOODPLAIN SHOWN AS "ZONE A" FOR LITTLE FOUNTAIN CREEK. "ZONE A" BEING DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED". AS SUCH THERE IS NO FLOODPLAIN SHOWN BY FEMA FOR ROCK CREEK WITHIN THE PROJECT AREA. APPROXIMATELY 679.39 ACRES OF THE SITE ARE CONTAINED WITHIN MAP NO. 0804110961; IMAGERY FOR THIS PANEL IS NOT CURRENTLY AVAILABLE. THIS MAY BE DUE TO THE PROXIMITY TO FORT CARSON.

VICINITY MAP



SITE DATA

| | |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tax ID Number: | 6600000004, 6600000008, 6600000009, 6600000010, 6600000011, 6600000012, 6600000014, 6600000030, 6600000040, 6600000041, 6600000047, 6600000048, 6600000049, 6600000050 |
| Total Area: | 3.109 AC |
| Current County Zoning: | A-5, RR-5, CAD-O |
| Proposed Zoning: | PZ23P-O |
| 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/semi-accessory". Any commercial or industrial use not specified in the UDC district use table will also be permitted. |
| Maximum Floorspace: | 7,000,000 SF |
| Maximum Height: | 80 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, this may change and is not to be seen as a maximum floor space allowance.


PROJECT TEAM

| | |
|----------------------|---------------------------------------------------------------------------------------------------------------|
| OWNER: | Southern Colorado Rail Park, LLC 9300 Dix Ave Dearborn, MI 48120 (313) 429-2600 |
| OWNER: | Edw. C. Levy Co. d/b/a Schmidt Construction 2635 Delta Dr. Colorado Springs, CO 80910 |
| APPLICANT: | 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

| | |
|---------------|---------------------------|
| Sheet 1 of 6: | Cover |
| Sheet 2 of 6: | Land Use Plan Overall Map |
| Sheet 3 of 6: | Land Use Plan |
| Sheet 4 of 6: | Land Use Plan |
| Sheet 5 of 6: | Land Use Plan |
| Sheet 6 of 6: | Phasing Plan |

Add PDZL-24-0006 to the lower right of each sheet



N.E.S. Inc.
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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

STAMP

ISSUE INFO

| DATE: | BY: | DESCRIPTION: |
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ISSUE / REVISION

SHEET TITLE

COVER

SHEET NUMBER

1 OF 6

PLAN FILE #

Specify private or public responsibility for long-term maintenance of future channel improvements. Please also include estimated timing of channel improvements. See the Land Use Plan checklist for additional clarification.

Add a note indicating long-term maintenance (private/public) for future water quality and/or detention facilities.

Please include where this file can be located

SOUTHERN COLORADO RAIL PARK

CITY OF COLORADO SPRINGS, COLORADO

LAND USE PLAN



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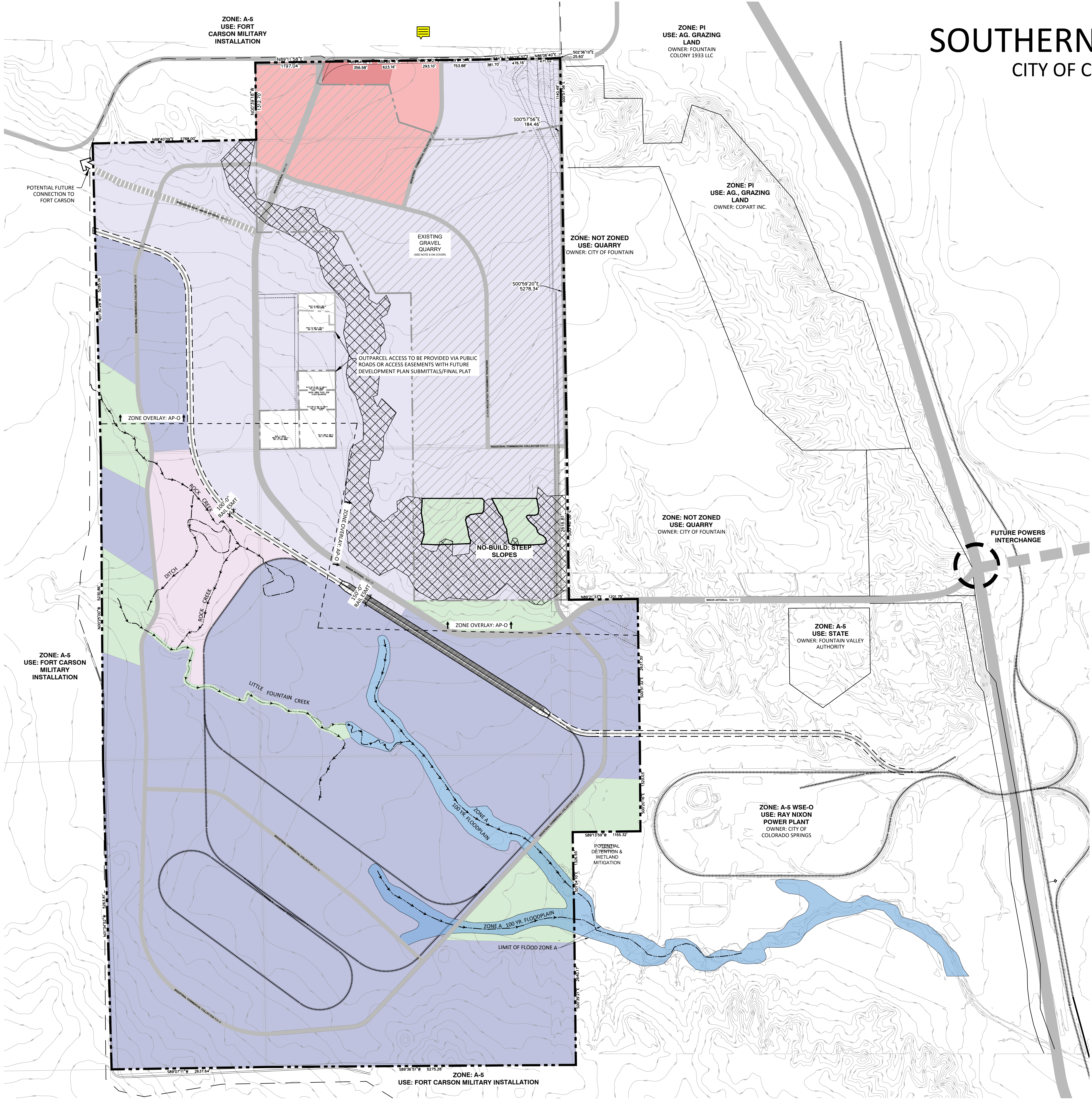
ISSUE REVISION

LAND USE PLAN OVERALL MAP

2

2 OF 6

PLAN FILE #

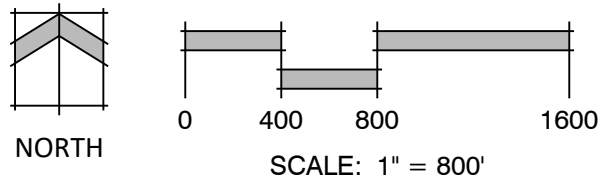


For future clarity, provide if outdoor storage, heavy

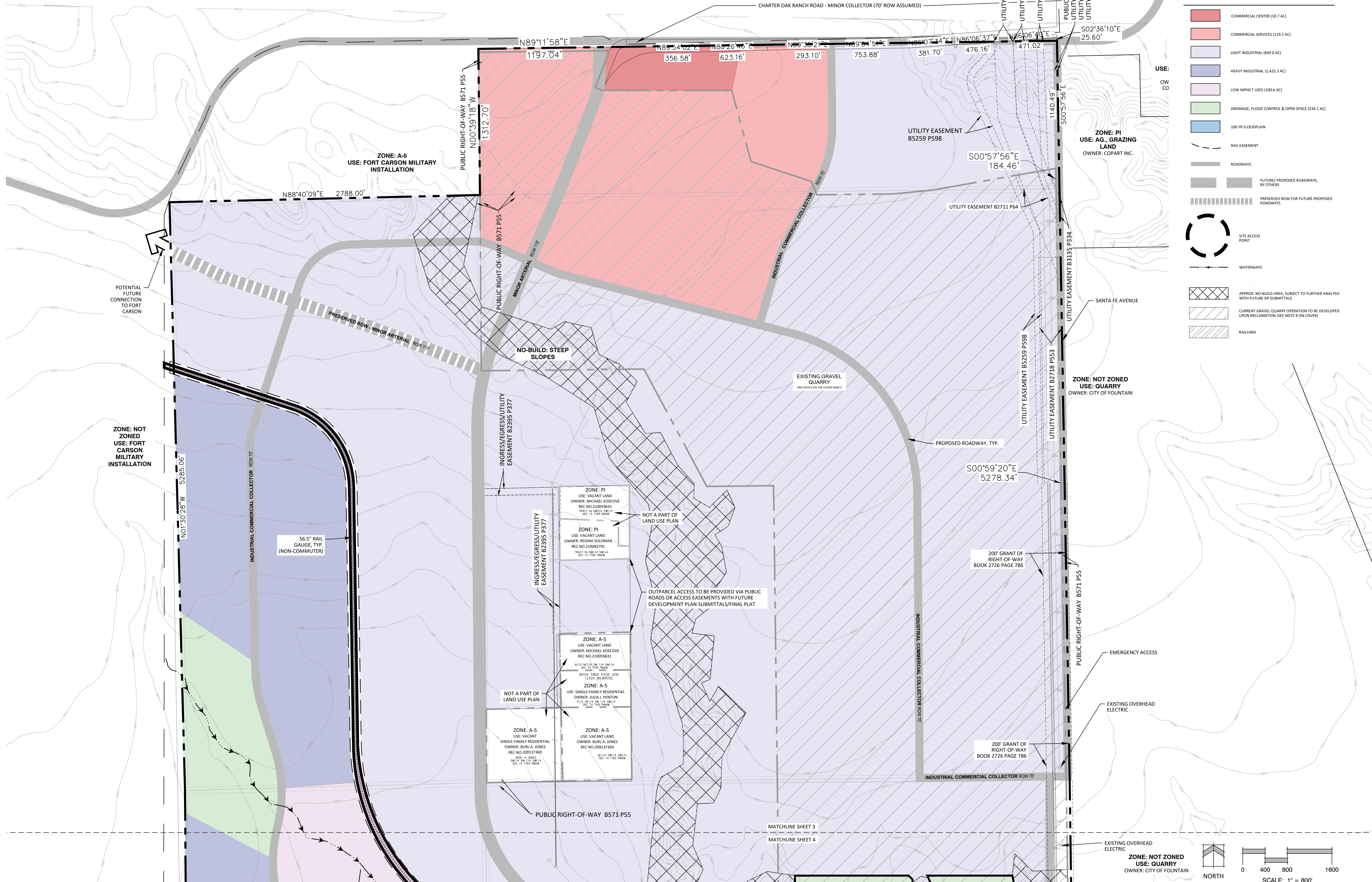
Add a note stating that channel improvements will be installed with the site for all channels within the site and all channels downstream of the site, up to the highway.

Include responsible party, long-term maintenance responsibility (private), and timing requirements (e.g. Channel improvements will be designed and constructed or assurances for channel improvements will be posted prior to building permit issuance for (developments), and channel improvements must be constructed and accepted into probationary acceptance prior to CO release for (developments). All channel improvements will be completed in accordance with current Drainage Criteria Manual and DBPS requirements).

- 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)



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



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SOUTHERN
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LAND USE PLAN

EAST OF FORT CARSON, WEST OF I-25,
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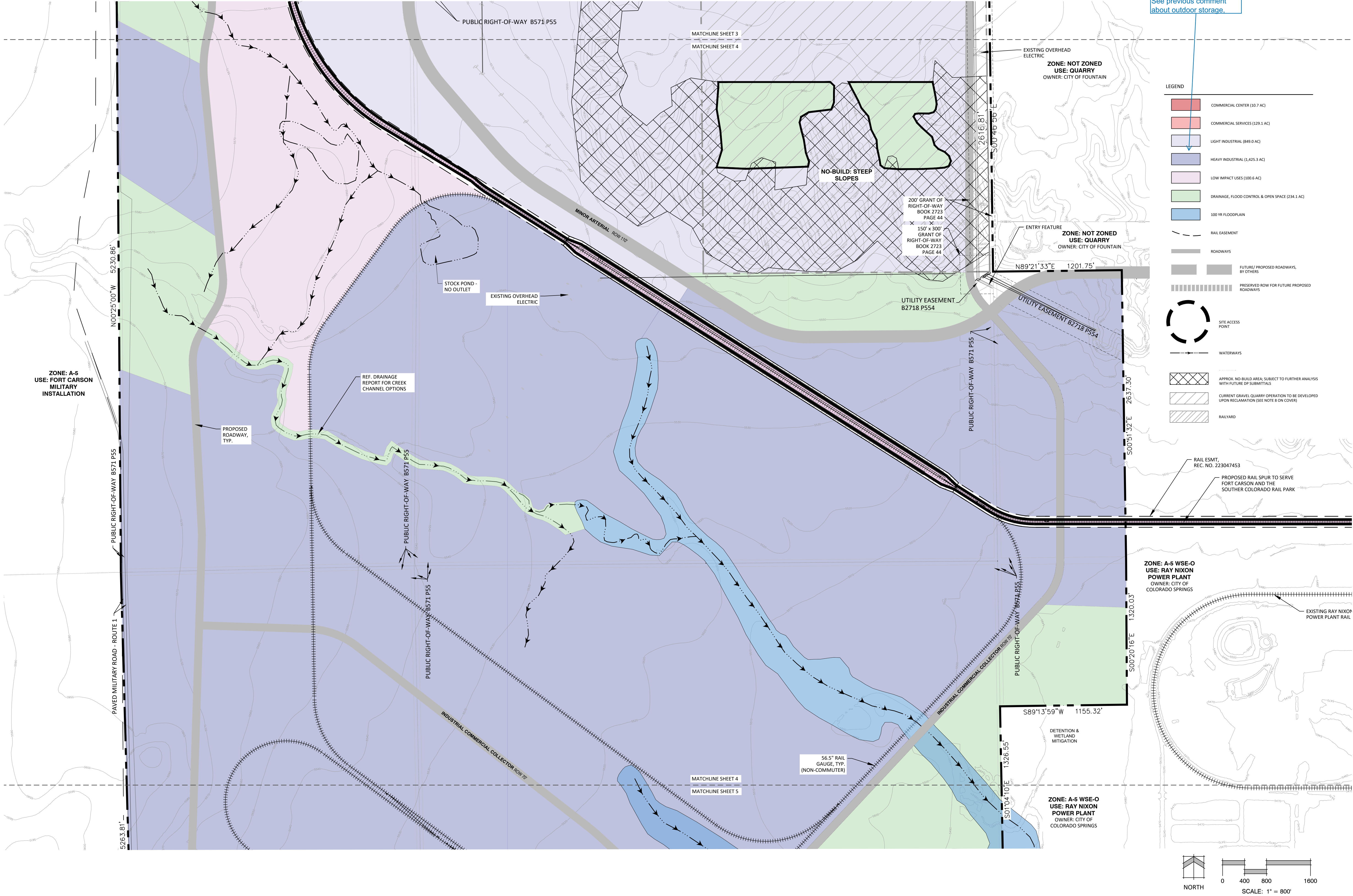
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PREPARED BY: J. SMITH

| DATE: | BY: | DESCRIPTION: |
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| | | |
| | | |

LAND USE PLAN

3
3 OF 6

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



See previous comment
about outdoor storage.

LEGEND

- COMMERCIAL CENTER (10.7 AC)
- COMMERCIAL SERVICES (129.1 AC)
- LIGHT INDUSTRIAL (849.0 AC)
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- 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

NORTH

0 400 800 1600

SCALE: 1" = 800'



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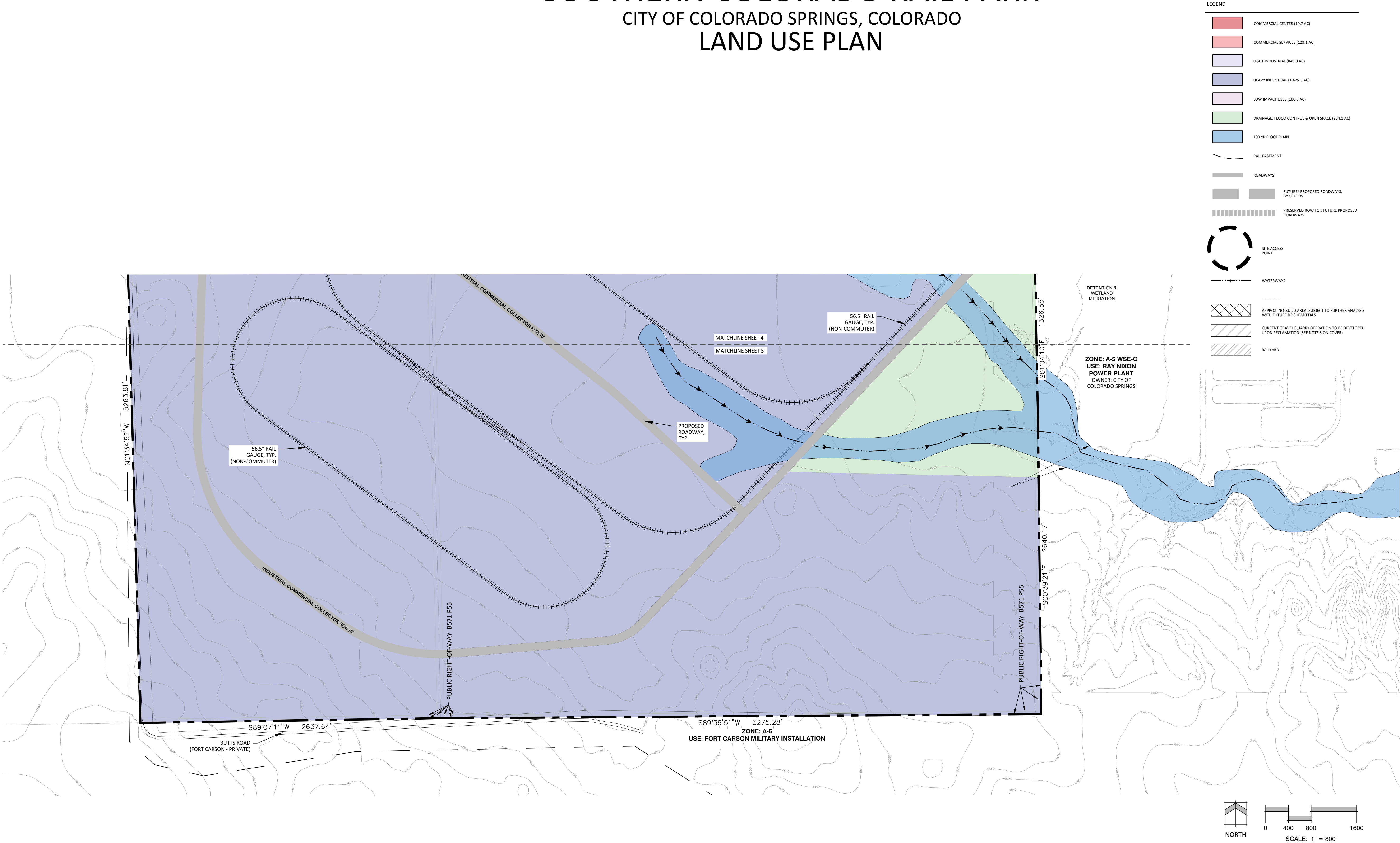
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| | | |
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LAND USE PLAN

4
4 OF 6

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



LEGEND

- COMMERCIAL CENTER (10.7 AC)
- COMMERCIAL SERVICES (129.3 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: A-5 WSE-O
USE: RAY NIXON
POWER PLANT
OWNER: CITY OF
COLORADO SPRINGS

DETECTION &
WETLAND
MITIGATION

56.5" RAIL
GAUGE, TYP.
(NON-COMMUTER)

MATCHLINE SHEET 4

MATCHLINE SHEET 5

PROPOSED
ROADWAY,
TYP.

INDUSTRIAL COMMERCIAL COLLECTOR ROW/TP

PUBLIC RIGHT-OF-WAY B571 P55

BUTTS ROAD
(FORT CARSON - PRIVATE)

S89°07'11"W 2637.64'

S89°36'51"W 5275.28'

ZONE: A-5
USE: FORT CARSON MILITARY INSTALLATION

S00°39'21"E 2640.17'

S01°04'10"E 1326.95'



N.E.S. Inc.
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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

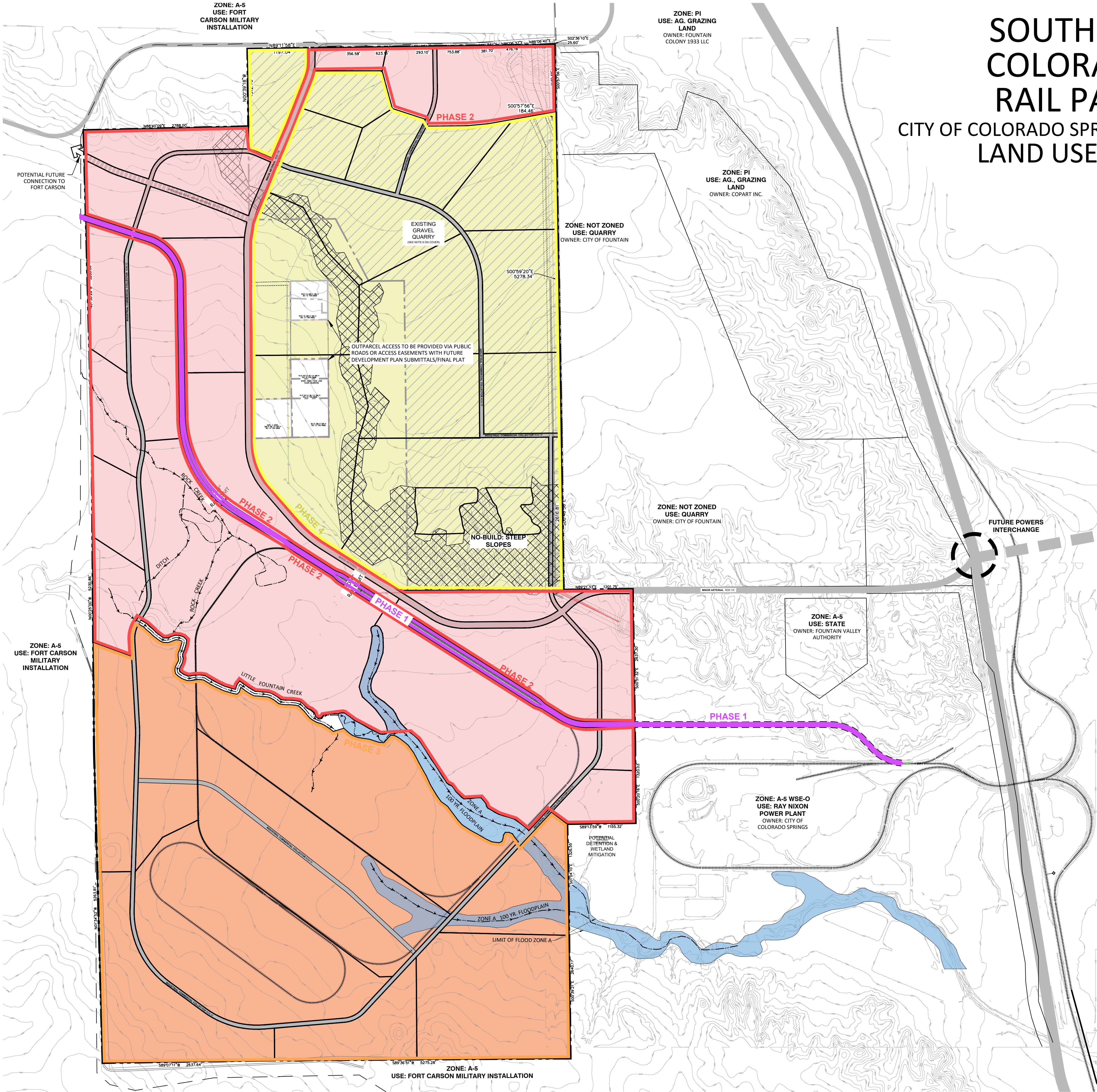
DATE: 11/19/2024
PROJECT MGR: A. BARLOW
PREPARED BY: J. SMITH

| DATE: | BY: | DESCRIPTION: |
|-------|-----|--------------|
| | | |
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LAND USE PLAN

5
5 OF 6

P:\Edw. C. Levy, C. Co. dta Schmidt Construction Company\Fountain Railroad Project\Drawings\Planning\LUP\Southern Colorado Rail Park_LUP.dwg (Sketch Plan Phasing) 11/19/2024 2:13:30 PM jsmith

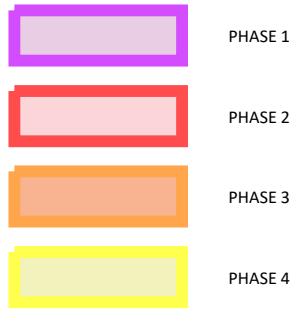


SOUTHERN COLORADO RAIL PARK

CITY OF COLORADO SPRINGS, COLORADO

LAND USE PLAN

LEGEND



| | 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 |
| PHASE 4 | 2040 | 719.9 | Closure of the mining operation in northeast portion of park/completion of commercial and light industrial development |



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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

PHASING PLAN

6

6 OF 6