
STERLING RECYCLING FACILITY SITE DEVELOPMENT PLAN

LETTER OF INTENT

JULY 2022

OWNER:

RHETORIC LLC
20 BOULDER CRESCENT
COLORADO SPRINGS, CO 80903
719.964.0064

APPLICANT:

COLORADO CONCRETE CRUSHING LLC
20 BOULDER CRESCENT
COLORADO SPRINGS, CO 80903

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5300000743

ADDRESS: VOLLMER ROAD

ACREAGE: 32.4263 ACRES

CURRENT ZONING: I-3 CAD-O

CURRENT USE: VACANT LAND

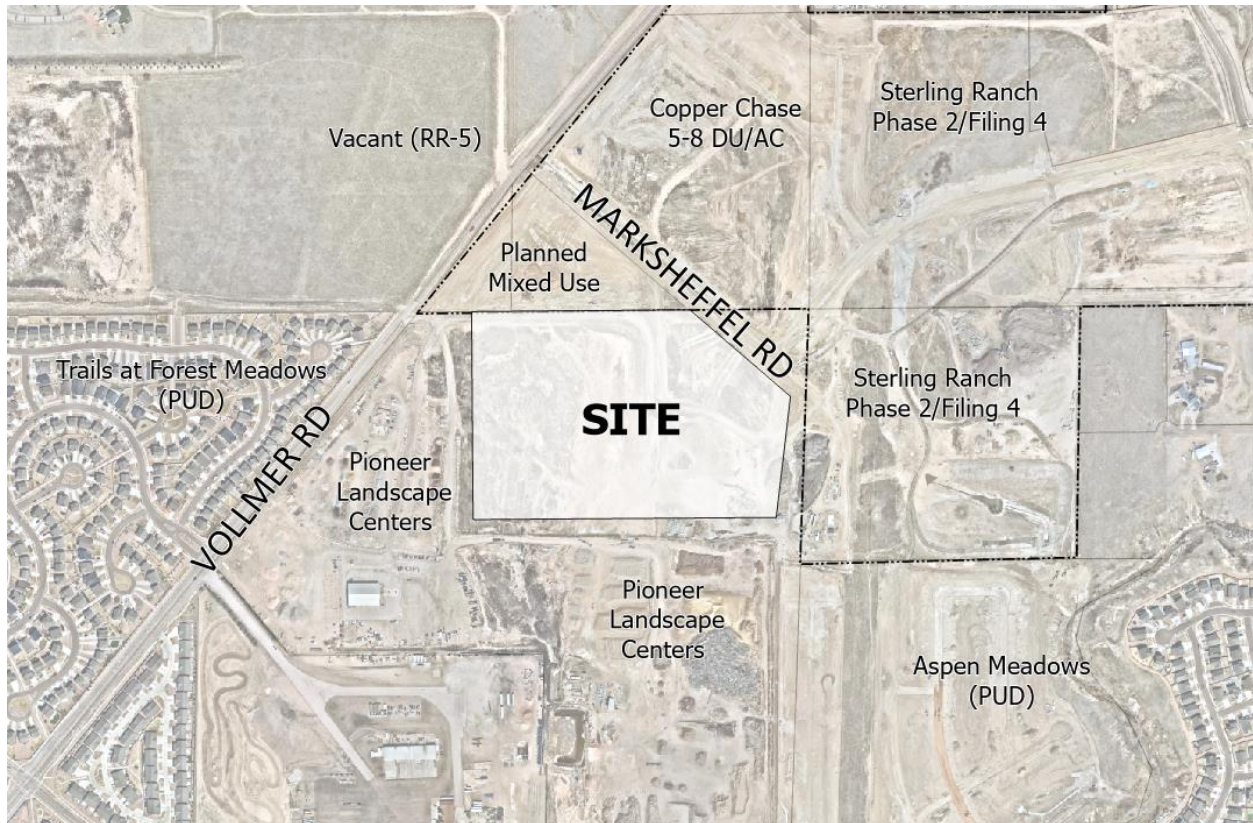
PCD FILE #:

REQUEST

N.E.S. Inc. on behalf of Colorado Concrete Crushing LLC requests approval of a Site Development Plan for the Sterling Recycling facility on 32.4263 AC.

LOCATION

The Sterling Recycling Facility Site Development Plan area includes 32.4263 acres, directly south of the overall Sterling Ranch master planned community, located southeast of the intersection of Vollmer Road and Marksheffel Road. The Sterling Ranch property is situated to the east and north. To the north of this site is planned mixed use, and the Copper Chase residential development. To the east is Sterling Ranch Phase 2, Filing 4. To the south and west is Pioneer Landscape Centers, zoned I-3.

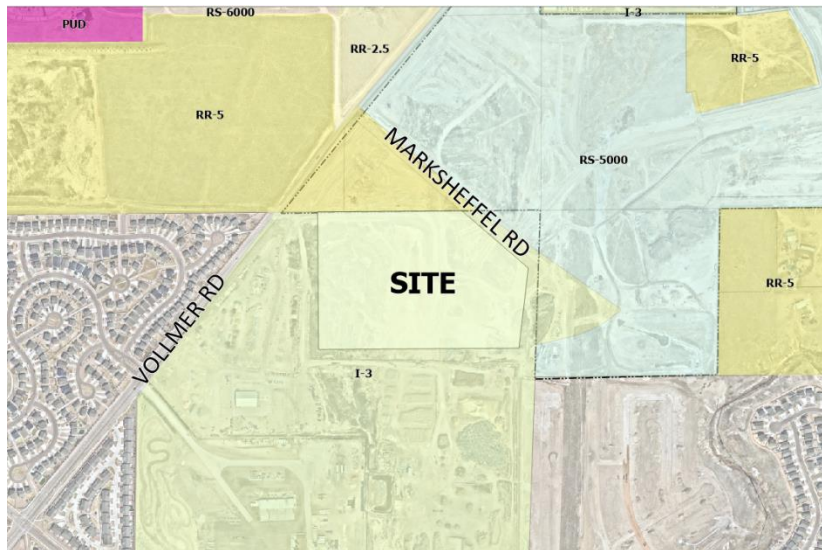


PROJECT DESCRIPTION & CONTEXT

The site is intended to be utilized for the crushing and recycling of concrete and asphalt, and wholesale of these items. Once crushed, this material is repurposed for clean road base and construction related uses. These operations are defined in the Land Development Code (LDC) as a recycling facility, and wholesale. A recycling facility, as defined in the LDC is “A facility, which may be part of a solid waste disposal facility where used material is separated, processed by such means as baling, compacting, flattening, grinding, crushing, mechanical sorting or cleaning, and stored prior to shipment to others who use the materials to make new products.” Wholesale is defined in the LDC as, “A business use characterized by the selling of goods primarily to retailers, contractors, manufacturers, industrial users, commercial users or professional business users.”

Operations are Monday-Friday, and one Saturday per month. Tandem trucks and semi-trucks owned by third parties transport materials on and off the site throughout operating hours. No trucks are on-site overnight.

Currently, the nearest facility providing the same services is Colorado Aggregate Recycling. This site is 19.5 miles from the proposed location. With the rate of development in northeastern Colorado Springs and Falcon, it is crucial to have a crushing site to service this area.



The site is zoned I-3. A recycling facility and wholesale are allowed uses in the I-3 zone.

Standards for I-3 zoning include a maximum building height of 40', 30' building setbacks on all sides, and a maximum lot coverage of 25%. There are no proposed permanent structures. A 25-foot landscape setback is also provided on Marksheffel Road. There is a 30' sanitary easement on the eastern site boundary.

Facilities on the site, as shown in the site development plan include a concrete with rebar area, a raw concrete storing area, a mobile crusher, and a trailer. None of these facilities will be within the setback area.

The Site Development Plan is compatible with the surrounding land uses. The industrially zoned Pioneer Landscape Center and an area designated for a tract and lift station surround the site to the south and east. The planned Marksheffel Road extension and the planned mixed-use development to the north provides a buffer and transition to the medium density residential development further north (Copper Chase).

LANDSCAPE: No landscaping is proposed on site. Existing native vegetation will remain on site. The configuration of the site is expected to change in the future, and permanent landscaping will be addressed with future County submittals.

TRAFFIC: Access to the site is off a private access drive shared with Pioneer Landscape Center, approximately 905 feet southwest of the future Marksheffel alignment. There is a private access agreement for this site access, which is included in this submittal.

The following is a summary of the findings and recommendations from the Traffic Impact Study prepared by LSC Traffic Consultants for the proposed development:

- The proposed recycling operation is projected to generate about 69 new external vehicle trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak hour, about nine vehicles would enter and four vehicles would exit the site. During the afternoon peak hour, about four vehicles would enter and nine vehicles would exit the site.
- Based on the projected existing plus site-generated traffic volumes and the criteria contained in the El Paso County Engineering Criteria Manual (ECM), a northbound right-turn deceleration

lane is not projected to be warranted on Vollmer Road approaching the existing Pioneer Sand access.

- Based on the projected existing plus site-generated traffic volumes and the criteria contained in the El Paso County Engineering Criteria Manual (ECM), a southbound left-turn lane is not projected to be warranted on Vollmer Road approaching the existing Pioneer Sand access

**STANDARDS OF REVIEW AND FINDINGS FOR WASTE DISPOSAL, HAZARDOUS WASTE, AND RECYCLING FACILITIES
(SECTION 5.2.29.H.5)**

The BoCC shall make its decision to approve or disapprove the proposed facility, and shall make specific findings, based on the following standards. The following standards shall apply to all requests for a Certificate of Designation:

- (a) Adverse Impacts. Adverse impacts to surrounding properties from blowing trash, odors, vectors, noise, lights, and surface water flows caused by the operation of the facility will be minimized by adequate operational controls or by the existence or acquisition of an adequate buffer.**

There are no adverse impacts as a result of this operation. Adequate buffering and setbacks from all other activities is included. The configuration of the site is anticipated to change in the future.

- (b) Operational Plan. The submitted operational plan identifies procedures and provisions which adequately assure that the facility will be operated in a safe and environmentally acceptable manner and will cause minimal negative impacts, including:**

- **Hours and methods of operation will be compatible with the neighboring land uses.**

The hours of operation are Monday-Friday, and one Saturday per month. The industrially zoned Pioneer Landscape Center and an area designated for a tract and lift station surround the site to the south and east. The planned Marksheffel Road extension and the planned mixed-use development to the north provides a buffer and transition to the medium density residential development further north (Copper Chase).

- **Adequate waste screening measures recognized by the industry and federal government will be implemented to assure proper identification, isolation and removal of unauthorized wastes or materials and prevent unauthorized activity.**

Waste screening is included in the operation. Materials that cannot be recycled have a designated location on site.

- **Adequate methods will be available to contain and dispose of all liquids associated with the operation in an acceptable manner.**

All operations on site will be self-contained. Any liquids generated from the operations will be properly contained and disposed.

- **Fire protection and emergency response plans will be adequate for the type of facility proposed.**

Fire protection and emergency access to the site has been considered. This site is within the Black Forest Fire Protection District.

- **Fencing and other site security and trash retention will be adequate for the type of facility proposed.**

This site is self-contained. Fencing and security are not needed for this operation.

- **Other requirements and conditions for operational plans have been fully addressed and will be complied with by the applicant.**

There are no known other requirements for operational plans.

- (c) Recycling Goals. The owner or operator incorporates recycling goals, either onsite or off-site, which will result in a notable reduction in the waste stream.**

The purpose of this operation is to mitigate single use material. The facility recycles as much material as possible. This is a necessary asset for the area, as the nearest facility performing the same function is Colorado Aggregate Recycling. This site is 19.5 miles from the proposed location.

- (d) Minimize Traffic and Other Problems. The facility is so designed that it can be operated in a manner which will minimize traffic, storage, firefighting, safety and other site-related problems.**

Tandem trucks and semi-trucks transport materials on and off the site during operating hours. No trucks are stored on site. The maximum number of truck loads on a single day was 85 trucks. The average weekday is 25 loads per day. The Traffic Impact Study identifies this operation will not warrant modifications to the existing traffic access.

- (e) Natural Hazards. The facility will not be located where natural or man-made hazard or conditions will cause undue conflicts or environmental problems.**

There are no hazards identified on site that could conflict with this operation.

- (f) Water Supplies. Adequate water supplies will be available for drinking, fire protection, showers, sanitary and cleaning purposes, landscaping, dust suppression, reclamation, and general operation.**

There are no water requirements on site. Thus, no water supplies are required at this time.

- (g) Closure. Adequate provisions have been made to address either anticipated or unanticipated closure or abandonment of the facility.**

The configuration of the site is anticipated to change in the future. Future County submittals will address the permanent land uses on the site.

- (h) Drainage and Erosion Control Measures. Drainage and erosion control measures will be adequate.**

No changes to drainage are anticipated on site.

- (i) Convenience and Accessibility. The facility will be reasonably convenient and accessible to the using public.**

This facility will be accessible from Vollmer Road, with convenient access to Woodmen Road. This facility will meet the needs of northeastern El Paso County, as the nearest site with similar operations is 19.5 miles away.

- (j) Environmental and Health Standards.** The applicant can demonstrate the ability and willingness to comply with the environmental and health standards and operating procedures provided under the "Solid Wastes Disposal Sites and Facilities Act," C.R.S. §§ 30-20-100.5 et seq., and the State solid waste regulations.

The applicant can demonstrate ability and willingness to comply with all environmental and health standards and procedures.

- (k) Financial Resources.** The applicant can demonstrate the ability to provide the financial and material resources and experience (including a past record of quality performance in solid wastes operations) necessary to properly operate the facility, and comply with all imposed conditions and requirements

The applicant has a demonstrated ability to perform these operations, including a past record of performance. All materials needed for the operation are onsite.

- (l) Facility Need.** The facility is presently or will, within a reasonably foreseeable future period of time, be needed to accommodate the waste management needs of the area it is intended to serve or to provide healthy competition in the regional solid waste management market.

This facility is needed to accommodate the increasing need for concrete and asphalt recycling as northeastern El Paso County continues to develop.

- (m) Compatibility.** The facility is proposed to be located where, based on existing and projected urban growth patterns and the type of facility proposed, it will have a reasonably compatible or harmonious relationship with surrounding property development, including:

- **All aspects of the operation and the interim and final grading plans are visually compatible with surrounding land uses and topography.**

There are no permanent facilities existing or proposed on site. There are no proposed changes to grading. This operation is compatible with surrounding land uses as described above.

- **The operation will not substantially disturb uniquely sensitive environmental features including wetlands, riparian habitats, or other wildlife habitats, threatened and endangered species habitat, and rare or unusual natural features.**

There are no environmentally sensitive features on site. No wildlife is anticipated to be disturbed with this operation.

- **The operation will not substantially disturb identified historical, archaeological and paleontological sites.**

There are no known historical, archeological and paleontological sites.

- **The geology of the facility site and design of the facility is such that the prospects of contamination of area surface water or groundwater supplies by leachate and other pollutants migrating from the facility are reasonably remote. The BoCC has the authority to evaluate the risks of contamination, in part, based on a comparison with existing or proposed sites for facilities and other available sites in or near El Paso County.**

No contamination of area surface water will be created from this operation.

- **The geology of the facility site and design of the facility is such that the prospects for interference with surface water or groundwater flow patterns which may impair vested water rights are reasonably remote. The BoCC has the authority to evaluate the risks of this disruption, in part, based on a comparison with existing or proposed sites for facilities and other available sites in or near El Paso County.**

There is no prospect for interference with surface water or groundwater flow patterns.

- **The applicant can demonstrate the ability and willingness to comply with the environmental and health standards and operating procedures provided under RCRA Subtitle D Regulations and State regulations.**

The applicant can demonstrate ability and willingness to comply with all environmental and health standards and procedures.

ALTERNATIVE LANDSCAPE PLAN REVIEW CRITERIA (SECTION 6.2.2.A.4):

Authority of Director to Approve Alternative Landscape Designs. The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided the proposed landscaping meets the purpose of this Section, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section. This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section.

An alternative landscape plan is proposed for the site. No landscaping is proposed on site. Existing native vegetation will remain on site. The crushing operations on site are setback from all adjacent land uses and roadways.

The configuration of this site is expected to change in the future, and permanent landscaping for the entire site will be addressed with future County submittals. Landscaping at this time would not be financially responsible, nor provide benefit to the community. Future landscaping for the site will ensure a positive image and visual appeal, screening and buffering to protect adjacent uses, and will decrease the scale of parking lots, provide shade, and reduce heat, glare, and noise.

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