

## **STERLING RECYCLING FACILITY SITE DEVELOPMENT PLAN**

### **LETTER OF INTENT**

**JULY 2022, REVISED JANUARY 2023**

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#### **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.  
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#### **SITE DETAILS:**

**TSN:** 5300000743

**ADDRESS:** VOLLMER ROAD

**ACREAGE:** 32.4263ACRES (7.88 AC CRUSHING FACILITY)

**CURRENT ZONING:** I-3 CAD-O

**CURRENT USE:** VACANT LAND

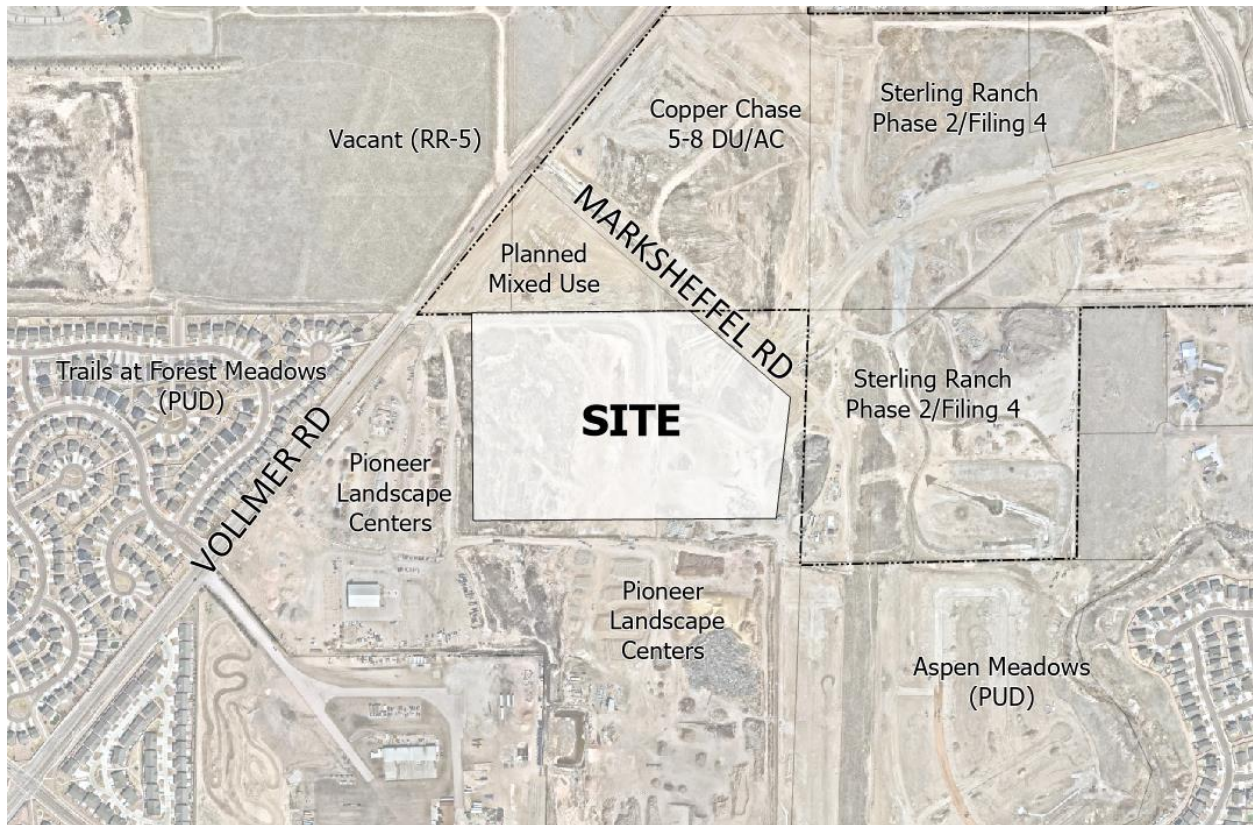
**PCD FILE #:** PPR-22-041

#### **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 7.88AC of the 32.4263AC site.

## LOCATION

The Sterling Recycling Facility Site Development Plan area utilizes 7.88 acres of the 32.4263 acre parcel, 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 and the Recycling Facility. 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.



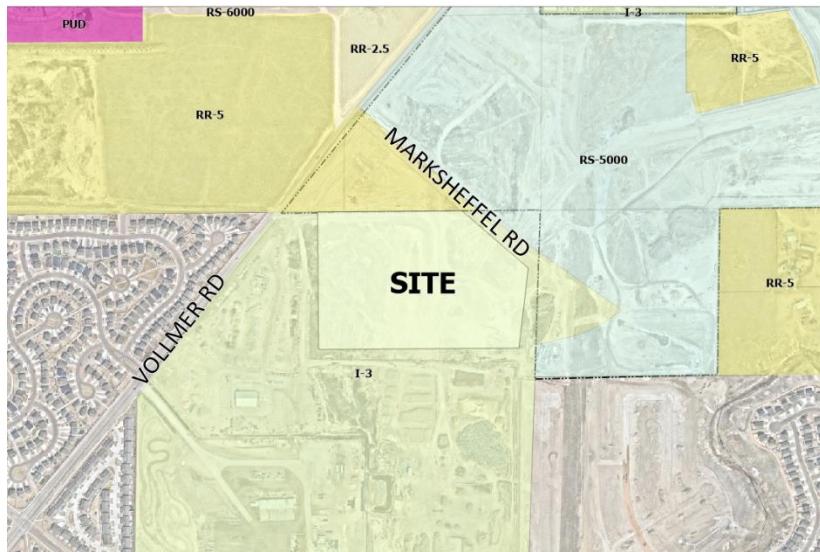
## PROJECT DESCRIPTION & CONTEXT

The site is utilized for the crushing and recycling of concrete and asphalt, and wholesale of these items for reuse. Once crushed, this material is repurposed for clean road base and construction related uses. These operations are defined in the Land Development Code (LDC) 5.2.59.A.2.a as a recycling facility and wholesale. Crushing operations are contained within a 7.88 acre area in the southeast corner of the site. The remaining 24.5463 acres of the site is to remain undeveloped and will be utilized as a buffer for crushing facility operations.

Onsite operations are Monday-Friday, and one Saturday per month. Tandem trucks and semi-trucks owned by third parties transport concrete and asphalt material onsite to the mobile crusher. The mobile crusher then sorts rebar and crushed materials. Once sorted, materials are picked up and transported offsite for reuse. No materials are stockpiled onsite.

All trucks enter the site through a gated entry shared with Pioneer Landscape Center. An existing asphalt drive then loops through the crushing operations and exits in the northwest corner. The gated entry is locked after hours to restrict access. No trucks are permitted 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.



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, this

is within the 30' building setback and shown on the site plan.

Facilities on the site include two mobile crushers, two screens, conveyors, two excavators, and one wheel loader. None of these facilities will be or are within the building setbacks.

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). To the west and northeast a total of 24.5463 acres of the 32.4263 acre site are designated as undisturbed and will serve as a setback for this use.

**LANDSCAPE:** An alternative landscape plan is requested with this application. The request proposes for existing vegetation to fulfill landscaping requirements; no additional landscaping is proposed. Preserved vegetated areas are marked as "areas undisturbed by this use" on the site plan.

**TRAFFIC:** Access to the site is provided by a gated 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 and shown on the plan.

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.

- A northbound right-turn deceleration lane is required on Vollmer Road approaching the existing shared access with Pioneer Sand. this lane should be 155 feet long plus a 160 foot taper.
- A southbound left-turn lane will be required on Vollmer Road approaching the existing site/Pioneer Sand access. This will likely only require striping modifications to the approved CDs for Vollmer Road. LSC's recommendations for the plan revisions are shown in the revised January 30, 2023 report.
- Per direction from the City of Colorado Springs Traffic Engineering, an outside paved shoulder will need to be added along the east side of Vollmer Road from Dry Needle Place up to the site access. This improvement should be reflected in a modification to Sterling Ranch Improvements Table for segment V1-Northbound/southbound – Short Term. If the adjacent Pioneer site is to redevelop, such redevelopment would be responsible for the upgrade to the full minor arterial cross section.

**STANDARDS OF REVIEW AND FINDINGS FOR WASTE DISPOSAL, HAZARDOUS WASTE, AND RECYCLING FACILITIES  
(SECTION 5.2.59.E3)**

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) Exemptions:**

The activities on this site do not qualify for any exceptions.

**(b) Receive only Household, Commercial and Industrial Solid Wastes:**

The site receives and processes large broken pieces of concrete and asphalt. No material processed on site is classified as hazardous waste as defined by Federal Regulation.

**(c) No Radioactive Materials**

No material processed on site is classified as hazardous waste and/or radioactive as defined by Federal Regulations. No hazardous, radioactive or explosive wastes will be accepted. The onsite employees will be trained and instructed to turn away any material that is not composed entirely of asphalt or concrete.

**(d) Materials Recover Facilities to Comply with Regulations**

All operations plan for the site ensures compliance with health laws, standards, rules and regulations of the CDPHE, Air Quality Control Commission and Water Quality Control Commission.

No hazardous, radioactive or explosive waste will be accepted. The onsite employees will be trained and instructed to turn away any material that is not composed entirely of asphalt or concrete. Each load will be inspected prior to dumping and then inspected after dumping to

determine if the load is acceptable. If the load is not unacceptable it will be returned to the delivery truck and sent to the nearest facility that can accept the material.

The crushers include built-in dust mitigation systems that control dust during processing. A water truck will be available at the site and will be used as necessary to water the roads and working areas. Annual material processing quantities will be within the limits of its State of Colorado air emission approval as may be amended from time to time.

No groundwater monitoring is planned because all materials processed are classified as inert.

**(e) Comply with State Design Criteria and Operations**

The operations plan for the facility outlines compliance with State Design Criteria and Operations, including air emissions, reporting of hazardous materials to Federal, State and Local agencies and sediment control. Please see above and operations plan for further information.

**(f) Issues to be Addressed by Operational Plan**

The operations plan outlines all solid waste to be placed in the onsite dumpster. Which will be picked up by a commercial hauler on a regular schedule for disposal at a solid waste disposal facility designed for garbage. All employees onsite will be trained in the operations and cleaning of the facility. Designated employee parking is provided onsite. Material trucks will circle into the site and either dump their load or pick up loose material. There is no material truck parking onsite. The facility consists of two mobile impact crushers, two screens, conveyors, two excavators, and one wheel loader. All equipment is located outside.

**(g) Solid Waste Structure Location**

Areas of crushed asphalt and crushed concrete are designated on the site plan. Both piles are located outside of the building setback and alternative landscape plan is proposed to retain existing vegetation.

**(h) Fencing Required**

The Pioneer entrance from Vollmer Road is gated and can be locked to control access. All materials are secured within the Pioneer gated entrance.

**(i) Minimum Site and Facility Standards**

The crushers include built-in dust mitigation systems that control dust during processing. A water truck will be available at the site and will be used as necessary to water the roads and working areas. Annual material processing quantities will be within the limits of its State of Colorado air emission approval as may be amended from time to time.

**(j) Recycling Plan**

The recycling plan is outlined in the operations plan. The facility is designed for dump trucks to bring in large broken piles of asphalt and concrete. Materials will be crushed and separated into

crushed piles, rebar will be placed in a separate container. Material trucks will pick up crushed materials and rebar and bring to offsite location.

## Reporting

Customers will be issued yard tickets for processed material and invoiced on site. All records will be kept at Baseland Crushing's offices located at 20 Boulder Crescent, Suite 100, Colorado Springs, CO 80903. A copy of the operations plan be kept at the recycling facility at 8335 Vollmer Road and the business offices at 20 Boulder Crescent.

### **(k) Additional Findings for a Recycling Facility**

The operations of this facility will comply with special use standards of El Paso County. The proposed location of the facility served nearby construction sites within Sterling Ranch. The prospects of air, soil and water contamination, all other potential health and environmental impacts both on and offsite will meet Federal, State and Local guidelines.

### **(l) Closure**

Temporary closures of this facility are unlikely. None of the equipment used at this site is critical to the facility's operation if it breaks down. In the case of emergency, the site is laid out to contain any and all material on the site using the isolation berms. The facility can be locked to prevent entry and removal of any materials until it is determined what the remedy is needed to clean up the site.

### **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. Preserved native vegetated areas are marked as "areas undisturbed by this use" on the site plan. No additional 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.

Additional landscaping at this time would not be financially responsible, nor provide benefit to the community. Sufficient setbacks and buffering is provided by the 24.5463 acre "Area undisturbed by the Use."