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COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 8, 2021

County File: OAR21107

Re: Patriot Park Commercial PUD Concept Plan Major Amendment - CPC PUP 08-00157-A2MJ21

To: Daniel Sexton; Daniel.Sexton@coloradosprings.gov

Planning Division

Planning Division has no comments.

Reviewed by: Kylie Bagley, Planner II
kyliebagley@elpasoco.com

Engineering Division

PCD engineering has no comments.

Per the submitted drainage report, storm water runoff is conveyed to private ponds that are within and outfall in the City of Colorado Springs (Space Center Drive and Sand Creek). No drainage impacts anticipated to properties within unincorporated El Paso County in the vicinity of the project.

The site is located within the City of Colorado Springs, southwest of the intersection of Powers and Galley. Access to the site is from a City maintained roadway (Space Center Drive). Per the submitted traffic generation analysis, the trip generation for the site is in general compliance with previous traffic studies for the development area. It does not appear that the development will have a negative impact to County transportation infrastructure.

reviewed by:
Daniel Torres
danieltorres@elpasoco.com

County Engineer (Public Works)

Additional comments may be provided by the County Engineer.

Kylie Bagley, Planner II
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