

Letter of Intent

Special Use for Contractor's Equipment Yard for Lot 2 East Platte Subdivision

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Applicant: Ari Aragon, AAA Lion Properties, LLC Telephone: 303-906-8991; email: aaalionmgmt@gmail.com

Consultant: Peter Patten, Patten Associates, Inc. (970)846-9111; ppatten@pattenassociates.com

Property Address: 6435 E. Platte Ave. Colorado Springs 80915

Parcel Number: 5418001017

Current Zoning and Acreage: I-2 Limited Industrial with CAD-O; 5.1 acres

Discuss if all old paint-ball structures have been removed from the Floodplain areas

Summary of the Special Use Request

Existing Conditions

Lot 2 East Platte Subdivision is located south E. Platte Ave., west of Cherokee Metropolitan District Tract A and east of the Clearway industrial subdivision. The property is 5.1 acres and is zoned Limited Industrial (I-2) with a CAD-O overlay. The site was formerly a paint ball operation and is vacant except for one small building used for storage purposes, several truck trailers and various items related to the past use of paint ball operation. In 1984, a Special Use was approved for "outside storage of heavy equipment vehicles and underground fuel storage in conjunction with a contractor's equipment yard within a PID (Planned Industrial District)". In August 2012, a Variance of Use was approved for the "outdoor paintball fields".

There is one existing access to Highway 34 (Platte Avenue frontage road) on the northwest corner of the property. There is some existing fencing on the perimeter of the site. There is a sewer easement for the Cherokee Metro District going through the site and an electric line to the existing building. No other utilities are on the site. The site is being cleaned up by the current owner for sale to AAA Lion Management, LLC.

Specific Request

A Special Use is requested for a Contractor's Equipment Yard. No subdivision is proposed – only leased and fenced outdoor storage yards. A gravel private driveway access meeting the standards of the Cimarron Hills Fire Department will be constructed through the site, including a hammerhead turnaround at the south end. A new access to a single storage yard is proposed to the east of the current access. Individual storage yards will be created and leased to various companies. Storage will not occur on the steep eastern slope adjacent to East Fork Sand Creek. There are no proposed buildings or structures. No new utilities are proposed.

State that no storage or materials or fencing will be placed in the floodplain.

Justification for the Request

The proposed use is consistent with the industrial and commercial uses on the property and the surrounding properties for many years. As mentioned above, a Special Use for similar uses was previously approved by EPC. Industrial uses occur on both sides of the property. The immediate area contains similar and compatible uses. The private access drive will meet Cimarron Hills Fire District standards. The proposal meets all the applicable criteria for a Special Use (see below).

CAD-O Overlay Zone

The Special Use proposal is within the Commercial Airport District Overlay Zone (CAD-O). No buildings are proposed and no impact to, or conflicts with, airport activity is anticipated.

Compliance with Definition of Contractor's Equipment Yard and Applicable Use Standards

The proposal is entirely consistent with the following definition of Contractor's Equipment Yard found in Section 1.15. DEFINITIONS OF SPECIFIC TERMS AND PHRASES:

"Contractor's Equipment Yard -- A service establishment primarily engaged in general contracting or subcontracting in the construction, repair, maintenance or landscape trades. It may include administrative offices, workshops and the indoor or outdoor storage of tools, equipment, materials, and vehicles used by the establishment."

Compliance with EPC Master Plans

Your El Paso Master Plan

The Special Use is a Light Industrial use which YEPMP states is to be located in either an Employment Center Placetype or a Military Placetype. The site is located in an Employment Center Placetype. The Special Use does not conflict with other provisions in the Your El Paso Master Plan.

EPC Water Master Plan

The EPC Water Master Plan is not applicable as the proposal does not involve the use of domestic or irrigation water.

Anticipated Traffic Generation and Access

Based upon the applicant's experience with similar Contractor's Equipment Yards, it is expected that each storage yard will generate 2-3 trips per yard per day. There will be approximately 16 storage yards on the site, generating 32-48 trips/day. This is far below the threshold for triggering a Traffic Impact Study.

Compliance with Criteria of Approval

- The special use is generally consistent with the applicable Master Plan;

The Special Use is a Light Industrial use which is to be located in either an Employment Center Placetype or a Military Placetype. The site is located in an Employment Center Placetype.

- The special use will generally be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;

The area is comprised of commercial/industrial uses including the adjacent Clearway Infill, Cherokee Metro District facilities and a Contractor's Equipment Yard. Adjacent zoning is compatible with the proposed use.

- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;

The special use will not overburden or exceed the capacity of public facilities and services.

- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;

As mentioned above, traffic is estimated at 32-48 trips/day – existing roads can easily handle this amount of traffic.

- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;

The operation of the Special Use will comply with applicable laws and regulations.

A TIS will be required
Trips based on ITE
Specialty Contractor
(Use #180) exceeds
100 trips a day.
Road Impact fees will
be applicable.
A CDOT Access
permit will be
required.

- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

The special use will not be detrimental to the public and will conform to all applicable County rules, regulations or ordinances.

A improved Site Develop Plan with engineering documents (GEC Plan and ESQCP etc) will be needed due to the disturbance.

General notes:

A site development plan will be required after approval of the Special Use Permit and before initiating the Contractors Equipment Yard Use Type (Table 5-1) showing how the property will comply with the following standards.

Section 6.2.1 - Fences, Walls, & Hedges

Section 6.2.2 - Landscape Requirements

Section 6.2.3 - Lighting

Section 6.2.5 - Parking, Loading, & Maneuvering

Section 6.2.10 - On-Premise Signs

These standards do not need to be included for the special use permit application but will need to be shown on the Site Development Plan.