



January 12, 2021

PCD File No. PPR2029

**LETTER OF INTENT
SECURITY FIRE STATION NO. 4
SITE DEVELOPMENT PLAN
(MVE Proj. No. 61134)**

Owner:

Glen Investment Group No. II, LLC
3 Widefield Blvd
Colorado Springs, CO 80911
(719) 392-0194

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736

Developer/Applicant:

Security Fire Department
400 Security Blvd
Security, CO 80911
(719) 392-3271

Site Location Size and Zoning:

The site proposed to be the location of Security Fire Station No. 4 is located in the Northwest Quarter of Section 28, Township 15 South, Range 65 West of the 6th P.M., El Paso County, Colorado. The property has no assigned address, but the location is listed as Mesa Ridge Parkway. The site is located on the south side of Wayfarer Drive and the north side of Mesa Ridge Parkway approximately 900 feet west of the intersection of Wayfarer and Mesa Ridge. The proposed fire station site is 1.211 acres in size and part of the larger 18.52 acre unplatted parcel having El Paso County Tax Schedule No. 55282-00-005. The property is currently vacant land that is zoned CS CAD-O (Commercial Service with Commercial Airport District Overlay). An Approval of Location land use action was approved by El Paso County Planning Commission on January 7, 2021 under PCD File No. U20002

Request and Justification:

The request is for Site Development Plan Approval of the Security Fire Station No. 4 to be located in the Subdivision Exemption Plat titled "Security Fire Station No. 4", which is concurrently submitted with this proposed Site Development Plan. The project will consist of one (1) fire station building having two stories and 8,100 sf building footprint, paved access driveways, paved parking area, landscaping and storm water treatment BMP. The site will remain 64.8% recreational open space. The new fire station will provide enhanced fire protection and improved emergence response for the area of the new new fire station which is in the southeasterly portion of the Security Fire Protection District boundaries.

The purpose of this Site Development Plan application is to provide a site for an additional fire station in a part of the Security Fire Protection District that is currently under-served by the existing facilities of the district. Growth in this part El Paso County is increasing with new homes and businesses requiring adequate fire protection and emergency services. Security Fire Department responds to an average of

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5400 calls per year. The new station will be staffed 24 hours per day by three (3) to four (4) crew members with one to two shifts changes per day. The new fire station will allow better distribution of calls within the district and improve critical emergency response times. The new station will also allow the Security Fire Department to provide mutual aid to adjoining departments in an improved manner.

Access

The main access to this project is from existing public Wayfarer Drive. The station will have two access driveways from Wayfarer. A request for Deviation from ECM standards is submitted with this application to allow the 2nd access with the space available on the lot frontage. The east access leads to vehicle overhead doors directly into the station and is for the use of the department's emergency apparatus vehicles. The westerly access leads to a passenger vehicle parking area for use by crew members and visitors. A driveway connects the westerly parking area to rear of the building, providing circulation for the emergency vehicles as needed. An emergency-only access is proposed for Mesa Ridge Parkway. This access is to be used for emergency response call only in situation where Mesa Ridge Parkway provides the quickest route to the emergency incident. A Deviation from a restriction in the Engineering Criteria Manual that prohibits individual parcel access to a principal Arterial such a Mesa Ridge Parkway. The granting of the deviation is critical to the efficient operations of the fire department and public safety. The Deviation Request is included with the submittal materials of this Site Development Plan application. No new improvements are required in the public right-of-way except for the new driveway connections. Driveway permits will be obtained for the site as part of the Building Permit process.

Parking

Eight (8) parking spaces are provided for the proposed facility including one (1) van accessible ADA space. It is anticipated that three (3) to four (4) crew members will staff the station on a 24 hour basis. Eight parking spaces will be sufficient for the proposed facility.

ADA Requirements

The site is provided with the required number ADA parking spaces. All dimensions, slopes, ramps and building access ways have been examined and are deemed compliant with the Department of Justice 2010 ADA Standards for Accessible Design.

Landscaping/Screening

Currently, the site is covered in native grasses and weeds. Landscaping shall include trees and shrubs along the roadways. Planted areas with trees and shrubs are also located on the north and south sides of the building. Non-irrigated native grass will be planted in most the remaining portions of the site that are not to receive building, pavement or drainage facilities. Seven (7) trees are required along Wayfarer Drive. Due to space limitations, an Alternative Landscape Design proposal is included in this application to allow the planting of five (5) trees with the substitution of 20 shrubs for two of the required trees. Proposed trees will provide screening from the adjacent roadways. No further screening is required.

Grading/Erosion Control/Storm Drainage

The portions of the site shall be graded to accept the new improvements and to tie into the existing grades on the four edges of the site. The site will contain a stormwater BMP to provide storm detention and water quality treatment. Runoff from the impervious surfaces of the proposed site will be collected in the stormwater BMP. To accomplish this, the site will contain private storm drain inlets pipes and roof drains that collect and convey the runoff to the BMP. Runoff from the site shall be collected in this facility prior to discharge downstream. The resulting outflow discharges will be less than or equal to existing conditions. A Final Drainage Report has been prepared as part of the submittal material for this application. The development of this site shall be in conformance with the drainage report. Drainage and Bridge Fees are not applicable for this Subdivision Exemption.

Water, Sanitary Sewer, Electric and Gas Utilities

The site is contained within the service area of Widefield Water and Sanitation District which will provide water and sanitary sewer service for which they have provided a commitment letter. Mountain View Electric Association will serve the site with electricity service. Black Hills Energy has committed to serve the site with natural gas. Construction Documents for the proposed buildings will be reviewed by utility organizations.

Fire Protection

Fire Protection is provided by Security Fire Protection District. Water mains exist near the site and fire hydrants will be added as needed. Construction Documents for the proposed building will be reviewed by PPRBD and the Fire District.

Traffic Impact

The proposed Subdivision Exemption will access the public Wayfarer Drive and also Mesa Ridge Parkway on an emergency-only basis. The fire station development is expected to generate a total of 14 trips per day (Average weekday trips ends) based on the fire station manning of 4 per shift plus three emergency call per day. This is contrasted to 6 trips per day as determined using the 0.48 trips per 1000 sf of facility (12,420 sf total) for a Fire and Rescue Station according to Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers. This number of trips is below the County threshold of 100 trips per day. Therefore, a Transportation Impact Study (TIS) is not required for the project. This development will not be subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 18-471.

Existing and Proposed Facilities

The site on Wayfarer Drive and Mesa Ridge Parkway requires no new facilities or public improvements. Construction Drawings for the buildings will be reviewed and approved by Pike Peak Regional Building Department.

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