

June 19, 2023

El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
Attn: Ms. Ashlyn Mathy, Planner I

RE: PCD File No. MS227, 0 Space Village Ave, Unincorporated El Paso County, CO

Ms. Mathy,

Thank you for the opportunity to submit the attached plans for a Site Development Plan for the property at 0 Space Village Ave, property tax schedule number 5417001005. The following is a narrative of the project and list of items included in the submittal.

Sterling Design Associates in conjunction with Commercial Building Services has prepared the attached Site Development Plan on behalf of Hampton Partners. The property is currently 22.8 Acres and Hampton Yards proposes to simply subdivide it into 2 separate lots roughly 11.4 Acres each. This Minor Subdivision is currently in process under MS227, Space Village minor Subdivision and a Site Development Plan is in review under PPR-23-003.

The property is currently zoned I-3 CAD-O, Heavy Industrial with Commercial Airport Overlay District. I-3 I Heavy Industrial District is defined in the LDC as follows: *The I-3 zoning district is intended to accommodate manufacturing and industrial uses, which may include related outside storage of raw or finished materials.*

The current use is listed as warehouse/storage. There are no proposed changes to zoning or use as the two lots will remain as outdoor storage/contractors equipment yard with no buildings or structures planned. These uses fall within the "Allowed" uses as defined in Table 5.1 Principal Uses.

The following is a list of some, but not all, of the other permitted uses for the property:

- Contractor Equipment Yard.
- Automobile and Boat Storage Yard
- Heavy Equipment Rental, Sales, or Storage
- Trash Processing Facility
- Home Improvement Center
- Inert Material Disposal
- Outside Storage
- Recreational Vehicle and Boat Storage
- Recycling
- Etc.

Per the "Your El Paso Master Plan" the site lies on the south side of Space Village Avenue within what is considered an unincorporated Urban Enclave in the Cimarron Hills area immediately adjacent to the north edge of Peterson Space Force Base. Below is a brief summary on how the project ties in with the Master Plan.

- Land Use & Development – The proposed development is in line with current goals of the Master Plan of the area. It is within a transitional area defined in the Land Use table of the Master Plan as Employment Center with Office, Light Industrial/Business Park, and Heavy Industrial uses. Existing surrounding uses are outside storage, dumpster storage, heavy equipment sales, RV storage, sod sales, etc. The use is compatible with the surrounding and proposed Employment Center land uses and assigned zoning
- Housing & Communities- There is no residential component proposed with this development.
- Economic Development- The business is new to El Paso County and will fill a need of local contractors in the area.
- Transportation & Mobility- While the project is not located within a primary transportation corridor, improvements along the south side of Space Village Avenue will bring the south side of the roadway up to standard with the addition of curb & gutter and will include a 10' wide trail connection for the East Fork of Sand Creek trail system. The trail will promote walkability and bikability as this area develops further.
- Community Facilities & Infrastructure – This development is limited in its utility needs and infrastructure. With no proposed buildings or facilities it will not burden the existing utility resources. It is located within 5 minutes of the closest Cimarron Hills Fire District Station. and limit storm flows onto the base immediately south.
- Recreation & Tourism – The project will provide a 10' wide trail connection along the south side of Space Village Avenue that ties to the East Fork of Sand Creek trail system.
- Community Health- Similar to above the project will provide a trail connection that benefits citizens who are walking and biking the trail.
- Environment & Natural Resources- As mentioned previously, the project will have limited utility demands, simply water for irrigation of the street trees along Space Village Avenue. A large portion of the site is dedicated to naturalized areas that convey and control stormwater on the east, west, and south are proposed to mitigate any potential flooding. One infiltration pond that handles both detention needs and water quality requirements is proposed for each lot. These drainage areas will be seeded with USDA recommended mix native to this area of El Paso County.
- Resiliency & Hazard Mitigation- The project has been coordinated between El Paso County and City of Colorado Springs specifically as it relates to the ROW improvements. Furthermore the owner/user and design team have coordinated closely with Planning and Engineering staff at Peterson Space Force Base to ensure compatibility and to address the military's concerns.

The site is an undeveloped lot consisting of outdoor storage use. Adjacent land uses to the site consist of CS-Commercial Service to the west, I-2 Industrial, CS Commercial Service, and RR-5 Residential to the north of Space Village Avenue, vacant land to the east which is City of Colorado Springs APD Airport Planned Development zone district, and Peterson Space Force Base directly to the south. Outdoor storage is a permitted use in this location and is compatible with the other surrounding uses.

The site's main access will be from two access points, one for each lot, along Space Village Ave. No buildings or off-street parking areas are planned. A designated entry drive and 96 foot diameter turn around for fire our outlined in the Site Development Plan.

As no building are proposed, limited utilities are proposed. While there is service availability to serve future uses the current development is not proposing any facilities therefore no new water service or sanitary sewer is proposed. An existing water meter along Space Village will be re-used to provide permanent irrigation for the street trees along Space Village. A water loop is proposed with a single hydrant for each lot. While this is not required by Code or by Cimarron Hills Fire the developer thought it prudent to provide.

Landscaping for screening will be provided when improvements are proposed and specified as part of the Development Plan. It is anticipated that screening will be required along Space Village and western boundary in conformance with the El Paso County LDC. Proposed landscaping will be comprised of a mixture of native and naturalized evergreen and deciduous plantings that will provide seasonal interest throughout the year. Native seed mix areas along the street frontage and perimeter will provide a comfortable transition from the surrounding natural landscape. A 20 foot buffer along Space Village Ave. with street trees 1 per 25' of frontage is anticipated as well as 5% of the property shall be landscaped per the discussion and notes from the Early Assistance Meeting. Temporary irrigation will be provided for establishment of the native seed areas. Once established no irrigation will be necessary for the seeded areas. A permanent, automatic, underground drip irrigation system will be provided for any trees and shrubs. A 6' tall opaque fence is planned for the perimeter.

Traffic generation for this site is negligible. A Traffic Study was prepared as part of the Minor Subdivision (MS227) that details the anticipated traffic. Revisions have been made based on County comments and this plan is in conformance with those requested revisions and the Traffic Study.

Public Improvements in the ROW are a requirement for this project. An attached 10' trail (as required by the City of Colorado Springs Parks & Open Space) along with curb and gutter and associated accessible ramps are reflected in the current design on the south side of Space Village. Improvements in the ROW are shown for County reference only. The applicant/developer is aware that a ROW permit is required to be obtained from the City of Colorado Springs Public Works/Traffic Engineering Department prior to construction of the curb, gutter, sidewalk, and ramps and that a drive way access permit is also required prior to construction of the access drives.

County Road Impact Fees, recording fees, and park and school fees will be required with this project. A breakdown of these fees has not yet been provided however, once fees have been provided and or determined, the developer is aware they will need to pay them prior to final approvals of the Site Development Plan.

Minimal noise or odors are anticipated as these lots are intended to be outdoor contractor storage. Limited truck activity for drop off and pick up noise may occur however not dissimilar to existing surrounding uses.

Criteria for Subdivision approvals are identified and addressed below:

- *The subdivision is in substantial compliance with the approved preliminary plan-* Since no development is proposed at this time and it being a minor subdivision, no preliminary plan has been prepared.
- *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials-* The required studies, reports, plans, design, and supporting materials have been provided and the minor subdivision meets the criteria for approval.

- *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code- Very limited to no water use is proposed. Regardless, based on the Water Resources Report provided by Cherokee Metro District there is sufficient supply, quality, and dependability for the proposed uses.*
- *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code- Existing public sewage infrastructure is available to the property in sufficient capacity. No proposed sanitary uses are proposed.*
- *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)]- According to the Geotechnical Report by Cole Garner Geotechnical and Colorado Geological Survey there are no known hazards or conditions that would preclude any development on this site.*
- *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM- As outlined in the Final Drainage Report, adequate drainage improvements can be provided should the lots been improved in the future.*
- *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM- Both lots will have legal and physical access to Space Village Avenue. Space Village Avenue is now under the jurisdiction of the City of Colorado Springs and review with the City is underway. All necessary access permits will be obtained prior to construction.*
- *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision- This area is already serviced and it is anticipated these services are and will be available in the future.*
- *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code- Cimarron Fire District expressed no concern upon contact with them. They have expressed they will review the proposal once a formal submittal to the County is processed and will confirm fire protection is provided per Chapter 6 of the El Paso County Code.*
- *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8- Offsite impacts will be evaluated during formal review. Minimal if any impacts are anticipated as the site configuration and use will remain as it is currently being used.*
- *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated- The SIA will be finalized during formal review.*
- *The subdivision meets other applicable sections of Chapter 6 and 8; and El Paso County, Colorado Land Development Code Rules Governing Divisions of Land – Chapter 7-Page 10 Effective 05/2016- The minor subdivision meets the minimum criteria required.*
- *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.] - This has been noted.*

Hampton Partners plans to comply with the County requirements and anticipate that once formal review begins any outstanding information will be provided. Should you have any questions, please do

not hesitate to contact me at (303) 794-4727 x.205. We look forward to your feedback and working with you on this minor subdivision.

Owner:

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Developer:

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303-694-1085

We look forward to working with El Paso County towards a successful project. Should you have any questions, please do not hesitate to contact me at (303) 794-4727 x.205. We look forward to your feedback and working with you on this minor subdivision.

Sincerely,



Jon Spencer
Agent for Applicant