
APEX WASTE SOLUTIONS - 560-570 AIR LANE SITE DEVELOPMENT PLAN

LETTER OF INTENT

OCTOBER 2024

OWNER:

1111 ROYER LLC

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APPLICANT:

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SITE DETAILS:

ADDRESS: 560-570 AIR LANE, COLORADO SPRINGS, CO 80929

TSN: 5408001027 & 5408001028

ACREAGE: 7.62

CURRENT ZONING: I-2 CAD-0

CURRENT USE: UNIMPROVED VEHICLE PARKING

REQUEST

N.E.S. Inc. on behalf of 1111 Royer LLC and Apex Waste Solutions, requests approval of the following applications:

1. A Site Development Plan to accommodate a Garbage Service Facility as a primary use and Outside Storage as an accessory use.
2. Alternate Landscape Compliance to allow existing vegetation consisting of trees and shrubs to satisfy all required landscape standards.

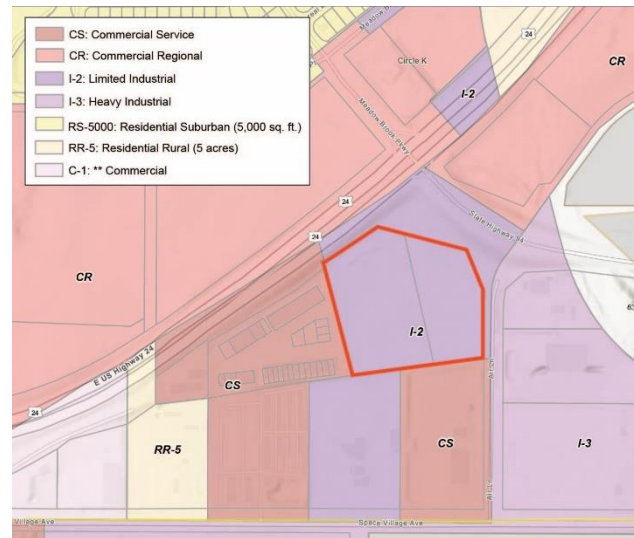
LOCATION

560-570 Air Lane is a 7.62-acre, I-2 zoned site located south of the intersection of Colorado State Highways 24 and 94. Air Lane forms the eastern boundary of the site. To the east and south are CS and I-2 zoned properties that contain warehouses, RV storage, John Deere equipment sale, a gymnastics studio, and other commercial and industrial uses. Across Air Lane are similar uses on I-3 properties, which include a waste disposal and recycling center and a privately owned junkyard. The Colorado Springs Airport is located approximately 8 miles southwest by vehicle, and about 3 miles southwest as-the-crow-flies. The Peterson Space Force Base North Gate is located approximately 1 mile southwest.



CONTEXT AND ZONING

The site is zoned I-2, Limited Industrial within a Transitional Area of Change per the El Paso County Master Plan. The developed industrial and commercial area south of Highways 24 and 94 includes other I-2 properties, as well as CS (Commercial Service), I-3 (Heavy Industrial), and an RR-5 (Residential Rural) lot. The RR-5 lot is not adjacent to the development site. North of Highways 24 and 94, the Employment Center placetype transitions to Urban Residential, with properties zoned CR (Commercial Regional) and RS-5000 (Residential Suburban). The RS-5000 property is not adjacent to the development site. The site is located within the limits of El Paso County, although Air Lane has been annexed by the City of Colorado Springs.



PROJECT DESCRIPTION

The 7.62-acre property was purchased by the current owner in 2018. It is currently used as a Garbage Service Facility, an allowed use under I-2 zoning. Per the definition of this use in the El Paso County Land Development Code, the site is used for the storage, maintenance, and cleaning of vehicles and containers used for the transport of garbage. No garbage is stored on-site.

There are no permanent structures on-site. The site contains two Conex containers measuring 20' x 10' x 8.5' and 40' x 10' x 8.5', which are used for storage purposes. There is also a portable office trailer that measures 40' x 8' x 8.5'.

This Site Development Plan seeks to pave a formal parking area for employees of the business as well as storage for approximately 30 garbage trucks. The site layout will include a fuel island, illuminated parking areas, and storage for waste and recycling receptacles. The two existing Conex storage containers will remain on-site but will be moved to a different location. The existing office trailer will be replaced with two trailers measuring 24' x 56' x 8.5' and 24' x 56' x 8.5' for office and operational uses.

Concurrent with this application, the project is seeking a Time Delay for Installation of Public Improvements Agreement. The site is located within the limits of El Paso County, although its only access, Air Lane, has been annexed by the City of Colorado Springs. Because Air Lane does not currently have curb and gutter or sidewalks, the property owners will not be required to provide improvements until the road has been brought up to City design standards. A Road Impact Fee will be required.

OPERATIONS

Apex Waste Solutions currently employs 57 people who work on a variety of schedules and utilize approximately 30 trucks to complete the trash collection routes. Five office staff work on-site from approximately 7:30am – 4:30pm Monday through Friday. These employees typically arrive on-site at varying times to clock in for their shift, then depart approximately 30 minutes later to complete their route. They return at various times depending on the route being driven. In a typical week, 57 employees arrive/depart from the site between the hours of 2:00am – 6:00pm Monday through Friday. There is one employee who works on Saturday and arrives at the site between 2:00am – 5:00am on Saturday for their route and returns to the site between 11:00am – 2:00pm.

ACCESS AND PARKING

Vehicles enter the site via one gated point of access at the end of Air Lane. An approximately 24' wide paved driveway leads to operation in the center and eastern portion of the site. Fifty-nine parking spaces, including two (2) accessible spaces, are provided for the business's 57 employees. The El Paso County Land Development Code requires 1 space per 750 square feet for industrial uses. Based on an industrial use area of 41,128 square feet (which is the area comprised of the fueling island, commercial vehicle parking area, and areas encompassing buildings), 55 parking spaces are required. In addition, the code requires three accessible parking spaces for 51-75 parking spaces. The development provides 58 parking spaces including three (3) accessible spaces, one of which is van accessible.

Designated accessible parking spaces are located in front of the Office and Operations buildings. A five-foot-wide pedestrian access aisle is located adjacent to these spaces in compliance with the El Paso County Land Development Code. The parking areas will be surfaced with asphalt.

There is an additional gate on the site's western fence line, where it is connected to the abutting property. This access point is rarely if ever used.

TRAFFIC

No Traffic Impact Study is required for the project per the criteria of Appendix B.1.2.D, as demonstrated below:

Vehicular Traffic

1. Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10;

Monday through Friday, Apex Waste Solutions has 57 employees who access the site on a daily basis between the hours of 2:00am and 5:00pm. On Saturdays, one employee accesses the site from 2:00am to 2:00pm. The site is not open on Sundays.

Employees typically arrive to the site in their own vehicle, remain on-site for approximately 30 minutes to clock in for their shift and complete administrative tasks, then depart with either one or two employees per company truck to complete garbage pickup routes. Once routes are complete, employees return to the site in the company trucks, remain on-site for approximately 30 minutes, then depart in their own vehicles.

Day	Time	Vehicles Arriving	Vehicles Departing	Trip Generation
Mon – Fri	2:00am – 5:30am	6	6	12
Mon – Fri	6:00am – 7:00am	36	19	55
Mon – Fri	7:30am – 8:00am	5	0	5
Mon – Fri	11:00am – 2:30pm	6	6	12
Mon – Fri	1:00pm – 4:00pm			
Mon – Fri	4:00pm – 5:00pm			
Mon – Fri	5:00pm – 6:00pm			
Mon – Fri	6:00pm – 7:00pm			
Mon – Fri	1:00pm – 6:30pm	19	36	55
Mon – Fri	4:00pm – 5:00pm	0	5	5
Saturday	2:00am – 5:30am	1	1	2
Saturday	11:00am – 2:30pm	1	1	2

The average daily trip-end generation for Monday – Friday is approximately 144. The highest level of activity at the site is between the hours of 6:00am and 7:00am, when approximately 55 trips are being generated between employees arriving on-site in their own vehicles and leaving the site in the company’s trucks. During the conventional peak travel hours of 7:00am – 9:00am and 4:00pm – 6:00pm, no more than 10 trip ends are being generated.

2. There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways;

The project does not include additional proposed minor or major roadway intersections.

3. The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends;

As described above, the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips.

4. The change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property;

The project will not generate a change in the type of traffic accommodated within or adjacent to the property.

5. Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained;
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6. No roadway or intersection in the immediate vicinity has a history of safety or accident problems;

Per the Colorado Department of Transportation Crash Data website, there is no evidence of a history of safety or accident problems at the intersection of Air Lane and Space Village Avenue over the past five years. Three total accidents have been reported over this time. One of these accidents, which took place in 2022 and involved three vehicles, resulted in the fatality of one driver.

7. There is no change of land use with access to a State Highway.

The property does not have access to a State Highway.

Pedestrian Traffic

Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or the proposed use will not generate any new pedestrian traffic.

The proposed use will not generate any new pedestrian traffic.

Bicycle Traffic

Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or the proposed use will not generate any new bicycle traffic.

The proposed use will not generate any new bicycle traffic.

LANDSCAPING

The site is located in an industrial/commercial neighborhood and has a lot area coverage of approximately 26.5%. Most of the site is unpaved, with areas of low-lying weeds and non-native vegetation. Numerous mature deciduous trees are located around the perimeter of the site as well as the driveway. An on-site tree count was conducted in April 2024 for deciduous trees exceeding 1 ½ inch

caliper and evergreen and deciduous shrubs exceeding 5 gallons in size, in conformance with Section 6.2.2.F.1, Landscape Material Specifications, of the El Paso County Land Development Code. The site has 79 existing trees.

Roadway Landscaping Requirements

The property is located along a non-arterial road (Air Lane) to the west and a principal arterial road (Highways 24 and 94) to the north. Landscape Requirements dictate a landscape setback of 25 feet along the northern edge of the site, and 10 feet along its eastern edge. In the 25-foot landscape setback, 1 tree is required per 20 linear feet; in the 10-foot landscape setback, 1 tree is required per 30 linear feet. A total of 34 trees are required and provided along the northern boundary; and a total of 10 trees are required and provided along the eastern boundary, as shown on the Landscape Plan.

Internal Landscaping

The El Paso County Land Development Code Landscape Requirements state that a minimum of 5% of the lot or parcel shall be landscaped, with 1 tree provided for every 500 square feet of required internal landscape area. The development site is comprised of 333,927 square feet of lot area; therefore 16,596 square feet of the site is required to be landscaped. Based on one tree per 500 square feet of landscape area, 34 trees are required. Existing on-site trees meet this requirement as shown on the Landscape Plan.

Parking Lot Landscaping

The LDC requires 1 shade tree per 15 parking spaces. The site is comprised of 58 parking spaces; therefore, 4 parking lot shade trees are required. The total existing tree/shrub count on the property is 79. A total of 78 trees are required for the internal and street landscape requirements; which provides one remaining existing tree to count as parking lot landscaping. The owners seek exemption from this requirement, until the remainder of the site is developed in a more permanent way, as there is concern that without irrigation, new plantings will not survive.

Required Buffer and Screening Areas

All surrounding properties are similar use or zoning; therefore, no buffering is required.

Alternative Landscape Plan

An Alternative Landscape Plan is requested to exempt the owner from landscape improvements within the parking lot areas. This is due to the property's industrial nature and existing tree canopy around the site perimeter, which is primarily where parking is located. The current landscaping of the property is natural and meets the purpose of the Landscape Requirements described in Section 6.2.2: it creates a positive image and visual appeal along the road; it buffers the site and parking lot, provides shade, and reduces heat, glare, and noise; it softens and reduces the industrial nature of the use from other surrounding uses, however, such uses are similar in nature; and it creates an overall pleasant and attractive surrounding.

SIGNAGE

Infinite Disposal has one sign located in the northwest corner of the site. This sign has been in place since before the current owners purchased the property in 2018. It measures approximately 8' x 10' (80 sf), is illuminated on both sides with downcast lights, and is approximately 20' feet above the ground. Per Section 6.2.10 Signs, On-Premise of the El Paso County Land Development Code, in commercial and industrial zoning districts, an industrial lot less than 40 acres in area may have 1 freestanding sign with a maximum sign area of 100 square feet. Any freestanding sign exceeding 6 feet in height shall be setback a minimum of 10 feet from a plat, parcel, or tract line. The maximum height of a freestanding sign shall not exceed 12 feet. The sign complies with these standards, except the height, which is legally existing non-conforming.

LIGHTING

The operations trailer and the office trailer will both have limited exterior lighting that is internal to the site. Each trailer will have two exterior 9-watt LED lights with photo control that are placed above the exterior doors. The two Conex storage containers will not have lighting. Six freestanding 1200-watt, downcast LED solar lights will be evenly placed within the parking areas in the interior of the site. The 120,000-lumen lights are mounted on poles no taller than 20' and cast a 1000-foot coverage. Lighting does not create a nuisance or hazard to any adjacent properties. These freestanding light fixtures are consistent with Section 6.2.3 Lighting of the El Paso County Land Development Code, which requires that no freestanding light fixture shall be mounded higher than 15 feet, except parking lot light fixtures which shall be mounted no higher than 20 feet. See Lighting Plan for details.

There is no lighting in proximity to Highway 24 or Highway 84, and all adjacent properties are commercial or industrial.

WATER & WASTEWATER

The site is served by the Cherokee Metro District for water and sanitary service. There is a water meter on-site, although water has not been turned on. Sanitary sewer clean outs are similarly located on-site. The proposed trailers will utilize water tanks for water and wastewater, so these connections are not requested at this time.

OTHER UTILITIES

Colorado Springs Utilities supplies electricity and natural gas service to the site. Proof of service for these utilities is submitted with this application.

DRAINAGE

The Development Plan provides a stormwater management pond in the southwest corner of the developed portion of the site. A Drainage Report has been prepared and is included with this application.

FLOODPLAIN: This site is not located within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map Number 08041C0754G, revised December 7, 2018.

WETLANDS: Per the National Wetland Inventory, there are no wetlands located on the site.

WILDLIFE: The site is within a highly developed industrial area and does not provide recognized or suitable wildlife habitat.

WILDFIRE: The fire risk on this site is low according to the Colorado State Forest Service's Colorado Wildfire Risk Viewer. The fire intensity at the site is low.

GEOLOGIC HAZARDS: A geotechnical and soils study is not required.

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