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 Colorado Springs, CO 80910

Board of County Commissioners
 Holly Williams, District 1
 Carrie Geitner, District 2
 Stan VanderWerf, District 3
 Longinos Gonzalez, Jr., District 4
 Cami Bremer, District 5

TO: El Paso County Board of County Commissioners
Stan VanderWerf, Chair

FROM: Kylie Bagley, Planner II
Edward Schoenheit, Engineer I
Kevin Mastin, Interim Executive Director

RE: Project File #: VA-22-002
Project Name: Smith Plumbing, Heating and Cooling
Parcel No.: 65013-12-002

OWNER:	REPRESENTATIVE:
Great Dane Ventures LLC 5903 High Noon Ave Colorado Springs, CO 80923	Hammers Construction Lisa Peterson 1411 Woolsey Heights Colorado Springs, CO 80915

Commissioner District: 4

Planning Commission Hearing Date: 6/16/2022
 Board of County Commissioners Hearing Date: 6/21/2022

EXECUTIVE SUMMARY

A request by Lisa Peterson, with Hammers Construction, for approval of a variance of use for a contractors equipment yard in the CC (Commercial Community) district. The 1.62-acre property is zoned CC (Commercial Community) and is located east of Main Street and south of Bradley Road and is within Section 1, Township 15 South, Range 64 West of the 6th P.M.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by Lisa Peterson, with Hammers Construction, for approval of a variance of use for a contractor's equipment yard in the CC (Commercial Community) district.

Waiver(s)/Deviation(s): There are no waivers or deviations associated with this request

Authorization to Sign: There are no documents associated with this application that require signing.

B. PLANNING COMMISSION SUMMARY

Request Heard: As a consent item at the June 16, 2022 hearing.

Recommendation: Approval based on recommended conditions and notations.

Waiver Recommendation: N/A

Vote: 8 to 0

Vote Rationale: N/A

Summary of Hearing: The applicant was represented at the hearing.

Legal Notice: N/A

C. APPROVAL CRITERIA

Pursuant to Section 5.3.4 of the Land Development Code, the Planning Commission and Board of County Commissioners may consider the following criteria in approving a variance of use:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County;
- The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project;
- The proposed use will comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action;
- The proposed use will not adversely affect wildlife or wetlands;
- The applicant has addressed all off-site impacts;



- The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
- Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed.

D. LOCATION

North:	A-5 (Agricultural)	Religious Institution
South:	RM-30 (Residential Multi-Dwelling)	Dwelling, Multifamily
East:	A-5 (Agricultural)	Religious Institution
West:	CC (Commercial Community)	Retail Sales

E. BACKGROUND

The parcel was zoned C-2 (Suburban Business District) on May 10, 1942, when zoning was first initiated for this portion of El Paso County (BoCC Resolution No. 669212). The property was rezoned in 1996 (PCD File Number PBP-96-005) from C-2 to PBP (Planned Business Park). Due to changes in the nomenclature of the Land Development Code, the PBP zoning district was renamed as the CC (Commercial Community) zoning district.

The 1.62-acre parcel was legally created within the El Paso County subdivision process on July 13, 1983. The 1.62-acre parcel was created as Lot 2, Elm Grove Villa Subdivision.

The property has received three separate special use permits to all for storage on site. On February 8, 1996, a special use was approved to allow the for outdoor storage and the storage of manufactured homes (PCD File Number AL-95-018); the special use is no longer in effect due to the use being discontinued. On February 11, 1999, the special was revised to only for the storage of manufactured homes (PCD File Number AL-98-023), the special use is no longer in effect due to the use being discontinued. On November 15, 2018 a special use was approved for a RV and Boat Storage Facility (PCD File Number AL-18-021), the special use is no longer in effect due to the use being discontinued.

The property is currently vacant. The applicant is proposing to construct a 14,500 square-foot building; 3,500 square feet is proposed be used for office space, 2,500 square feet is proposed to be used for storage, and the remaining 8,500 square feet



is proposed be used for warehouse space. The applicant is requesting a variance of use to allow for a contractor's equipment yard in the CC district in order to store the company's vehicles.

If the variance of use is approved, the applicant will be required to submit and receive approval of a site development plan. The site development plan will need to be substantially consistent with the site plan provided with the variance of use application and provide a more detailed depiction of the proposed use, including landscaping, parking, and lighting.

F. ANALYSIS

1. Land Development Code Analysis

Pursuant to Table 5-1 of the Land Development Code, a contractor's equipment yard is not a permitted use in the CC zoning district. The requested use is not consistent with the character and use allowances of the CC zoning district without approval of a variance of use.

The Land Development Code defines "Contractor's Equipment Yard" as:

"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."

A contractor's equipment yard is allowed by special use in the I-3 (Heavy Industrial), and M (Industrial) zoning districts and as a permitted use in the CS (Commercial Service), I-2 (Limited Industrial), and C-2 (Commercial) zoning districts. Due to the lack of availability of central services necessary for most commercial and industrial uses, rezoning to a higher intensity commercial or industrial zoning district is not considered appropriate at this time.

The property is surrounded primarily by residential properties and properties used for rural residential and commercial purposes.

The 1.62-acre parcel was legally created within the El Paso County subdivision process on July 13, 1983. The 1.62-acre parcel was created as Lot 2, Elm Grove Villa Subdivision.



Section 1.15 of the Code defines a “Legal Lot” as:

“A lot, parcel or tract of land created by a legal conveyance of the lot, parcel or tract prior to July 17, 1972; a lot, parcel or tract shown on a subdivision plat which was approved and recorded prior to July 17, 1972, according to the subdivision regulations in effect at the time of approval; a lot, parcel or tract created by legally prepared survey dated prior to July 17, 1972; a lot, parcel or tract created by approval of the County commissioners in conformance with the subdivision regulations in effect at the time of approval; a lot, parcel or tract created by a contract for deed or signed but unrecorded deed, each dated prior to July 17, 1972; a parcel exempted from subdivision by the Board of County Commissioners (BoCC), or any parcel of 35 acres or more, which, when created, did not cause a parcel of less than 35 acres to remain; a parcel created by any court pursuant to the law of eminent domain, operation of law, or by order of any court if the BoCC has been given timely notice and opportunity to join in the action; a parcel modified or reduced in size due to land acquisition by a governmental entity.”

Should the variance of use be approved, a site development plan will also need to be approved in order to legalize the use. County review and administrative approval of a site development plan will help ensure that adequate buffers, setbacks, and screening are implemented to further mitigate any potential impacts to the surrounding area. The site development plan review will also include compliance with all applicable aspects of the Land Development Code and the Engineering Criteria Manual, including but not limited to grading and erosion control, and parking and lighting standards.

2. Zoning Compliance

The CC (Commercial Community) zoning district density and dimensional standards are as follows:

- Minimum zoning district area: 1 acres
- Minimum front, side, and rear yard setback: 25 feet
- Maximum lot coverage: none
- Maximum height: 40 feet

The applicant has provided a site plan indicating the locations of the structures associated with a contractor’s equipment yard. The proposed site plan complies



with the CC zoning district density and dimensional standards. The applicant is not proposing any setback encroachments or dimensional variances.

Should the variance of use request be approved, approval of a site development plan will be required prior to initiating the use. The site development plan review will include confirmation that all site improvements (existing and proposed) will comply with the dimensional standards included in Chapter 5 as well as the Development Standards of Chapter 6 of the Code.

3. Policy Plan Analysis

Consistency with Your El Paso County Master Plan (2021) is not a required review criterion under the current (2021) version of the Land Development Code for a variance of use request. However, for informational purposes, the following is an analysis of the Plan as it applies to the application being considered with a specific focus on Chapter 3, Land Use, including identifying Key Area influences and the applicable Areas of Change and Placetype designations as well as the applicable Core Principles, Goals, Objectives, and Specific Strategies of the Action Matrix included in Chapter 14, which is the Implementation chapter of the Plan.

a. **Placetype:** Suburban Residential

Placetype Character:

“Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban



Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.”

Recommended Land Uses:

Primary

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

Supporting

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

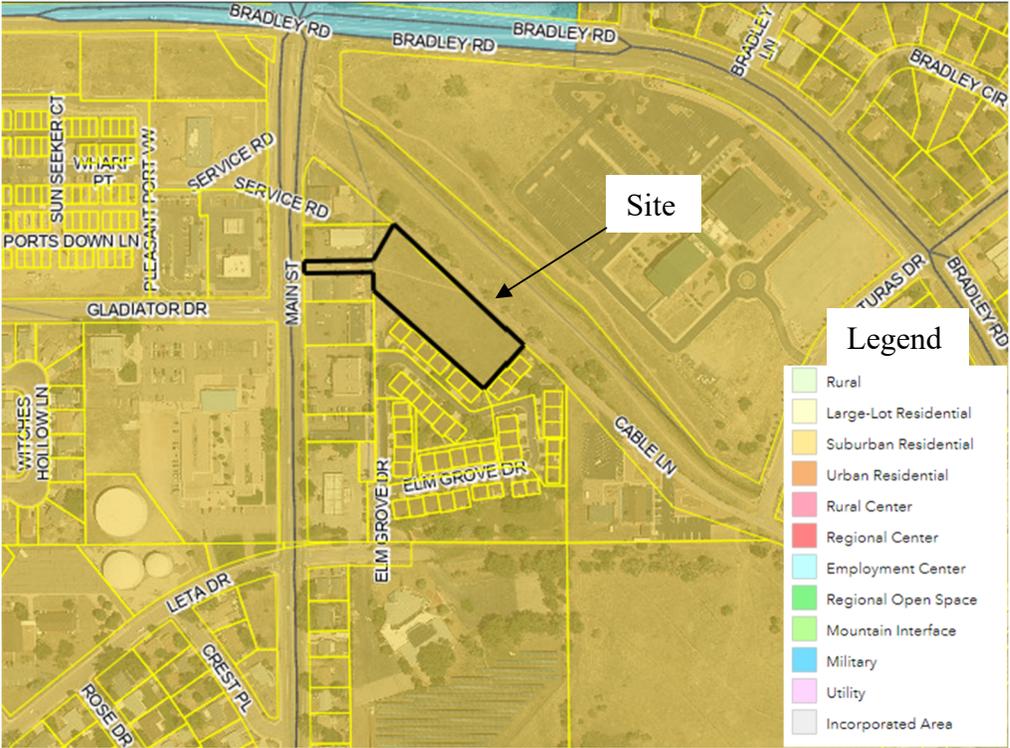


Figure G.1: Placetype Map



Analysis:

The property is located within the Urban Residential placetype. The Urban Residential placetype offers an opportunity for El Paso County to redefine its growth areas through highly desirable, connected, and complete neighborhoods with a mix of housing products and density. Relevant goals and objectives are as follows:

Objective LU1-1: *“Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built forms and guidelines.”*

Goal LU3-1: *“Encourage a range of development types to support a variety of land uses.”*

Specific Strategy: *“The Minimal Change: Developed areas are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. Regardless of the development that may occur, if the areas evolve to a new development pattern of differing intensity, their overall character should be maintained.”*

The proposed variance of use proposes a commercial service that is a supporting land use within the Suburban Residential placetype. The variance of use is intended to store company vehicles on site, in addition to a commercial building which is a permitted use in the CC zoning district. A site development plan is required to be submitted and approved prior to issuance of a building permit for the property. The site development plan will be required to meet the development standards of the Land Development Code, not limited to buffering, landscape, lighting, drainage and parking.

- b. Area of Change Designation:** Minimal Change: Developed
“These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped



portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.”

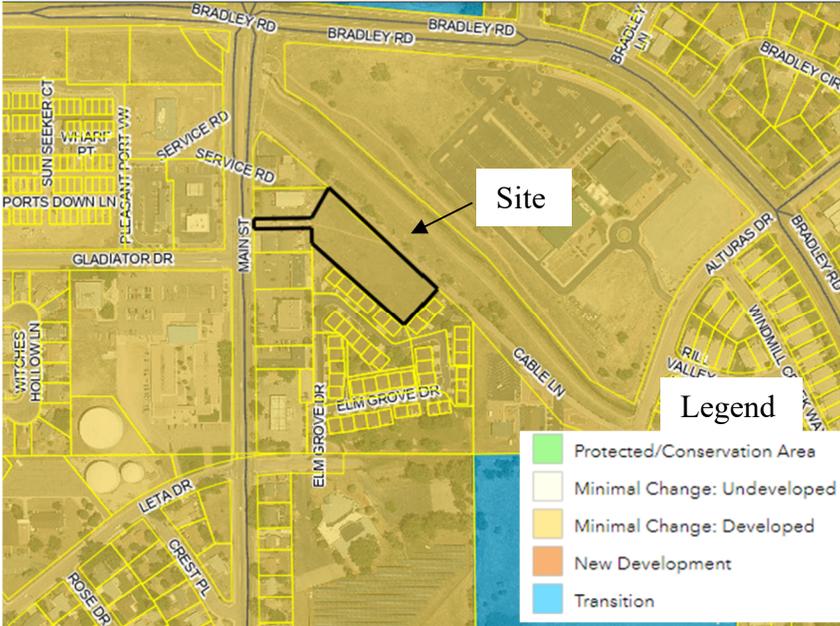


Figure G.2: Area of Change Map

Analysis:

Approval of the variance of use will allow for a contractor’s equipment yard. The uses that are adjacent to the parcel consist of commercial businesses and residential structures. The property is currently vacant and the applicant is proposing an office building with storage of company vehicles.

- c. **Key Area Influences: Enclaves**
The subject area is not within a key area of influence.



4. Water Master Plan Analysis

Consistency with the El Paso County Water Master Plan (2018) is not a required review criterion for a variance of use request. For background, the Water Master Plan has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Policy 1.1.1 – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.

Goal 1.2 – Integrate water and land use planning.

Goal 4.3 – Collaborate with the State and other stakeholders to extend the economic life of the Denver Basin aquifers.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.

The subject parcel is in Region 7 of the El Paso County Water Master Plan. Region 7 has a current central water supply of 15,376-acre feet per year and a current demand of 10,141-acre feet per year. The 2040 water supply is projected to be 25,241-acre feet per year and the projected demand is 15,846-acre feet. The 2060 water supply is projected to be 27,840-acre feet per year, whereas the demand is anticipated to be 26,969-acre feet per year; therefore, there is projected to be a sufficient supply of water for central water providers in this region of the County.

Security Water will provide water services to the proposed project. Security Water and Sanitation District was notified of the variance of use and has no outstanding comments.



5. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Environmental Services were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies Eolian deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the Parks Section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation Section below for information regarding conformance with the El Paso County 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the variance of use application which would restrict continued use or expansion of the facility.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential.

3. Floodplain

The site is not located within a defined floodplain as determined by staff following a review of the FEMA Flood Insurance Rate Map Panel No. 08041C0763G, effective on December 7th, 2018.

4. Drainage and Erosion

The property is located within the Security drainage basin (FOFO2900). Drainage basin and bridge fees are not applicable in this case due to no new platting or subdivision action. A drainage report and grading & erosion control plan were submitted under the Site Development Plan, PCD File # PPR-21-043. Stormwater runoff, and water quality will be provided by a private detention pond located on the property.



5. Transportation

The property is accessed from Main Street currently classified as a County maintained urban collector. Main Street is identified as part of the EPC 2016 Major Transportation Corridor Plan (MTCP) for future road improvements. No Traffic Information Study (TIS) is required pursuant to Section B.1.2.D of the El Paso County Engineer Criteria Manual. This location will be a maintenance service dispatch center and will not be open to the public. A commercial driveway permit will be required. The County Road Impact fees are applicable to this new construction activity.

H. SERVICES

1. Water

Water is provided by Security Water and Sanitation District. Security Water and Sanitation District were notified of the variance of use and have no outstanding comments.

2. Sanitation

Wastewater is provided by Security Water and Sanitation District. Security Water and Sanitation District were notified of the variance of use and have no outstanding comments.

3. Emergency Services

The property is within the Security Fire Protection District. The District was sent a referral and has no outstanding comments.

4. Utilities

Electrical service and natural gas is provided by Colorado Springs Utilities. Colorado Springs Utilities were sent a referral and have no outstanding comments.

5. Metropolitan Districts

The parcel is not located within any Metropolitan District.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a variance of use application.

7. Schools



Land dedication and fees in lieu of school land dedication are not required for a variance of use application.

I. APPLICABLE RESOLUTIONS

See attachment

J. STATUS OF MAJOR ISSUES

There are no major issues

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.4 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

CONDITIONS

1. Approval is limited to the use of a contractors equipment yard, as discussed and depicted in the applicant's letter of intent and site plan drawings. Any subsequent addition or modification to the use beyond that described in the applicant's letter of intent and as shown on the site plan shall be subject to approval of a new variance of use request.
2. A site development plan shall be applied for and approved on the site within six (6) months of the date of variance of use approval by the Board of County Commissioners. The deadline may be extended by the PCD Director, at his or her discretion, if the Director finds that the applicant has made a good faith effort to secure such approval

NOTATIONS

1. Variance of Use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Variance of Use conditions/standards are being violated, preceded by notice and public hearing.



3. If the Variance of Use is discontinued or abandoned for two (2) years or longer, the Variance of Use shall be deemed abandoned and of no further force and effect.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified sixteen adjoining property owners on May 27, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Site Plan
BoCC Resolution



El Paso County Parcel Information

PARCEL	NAME
6501312002	GREAT DANE VENTURES LLC

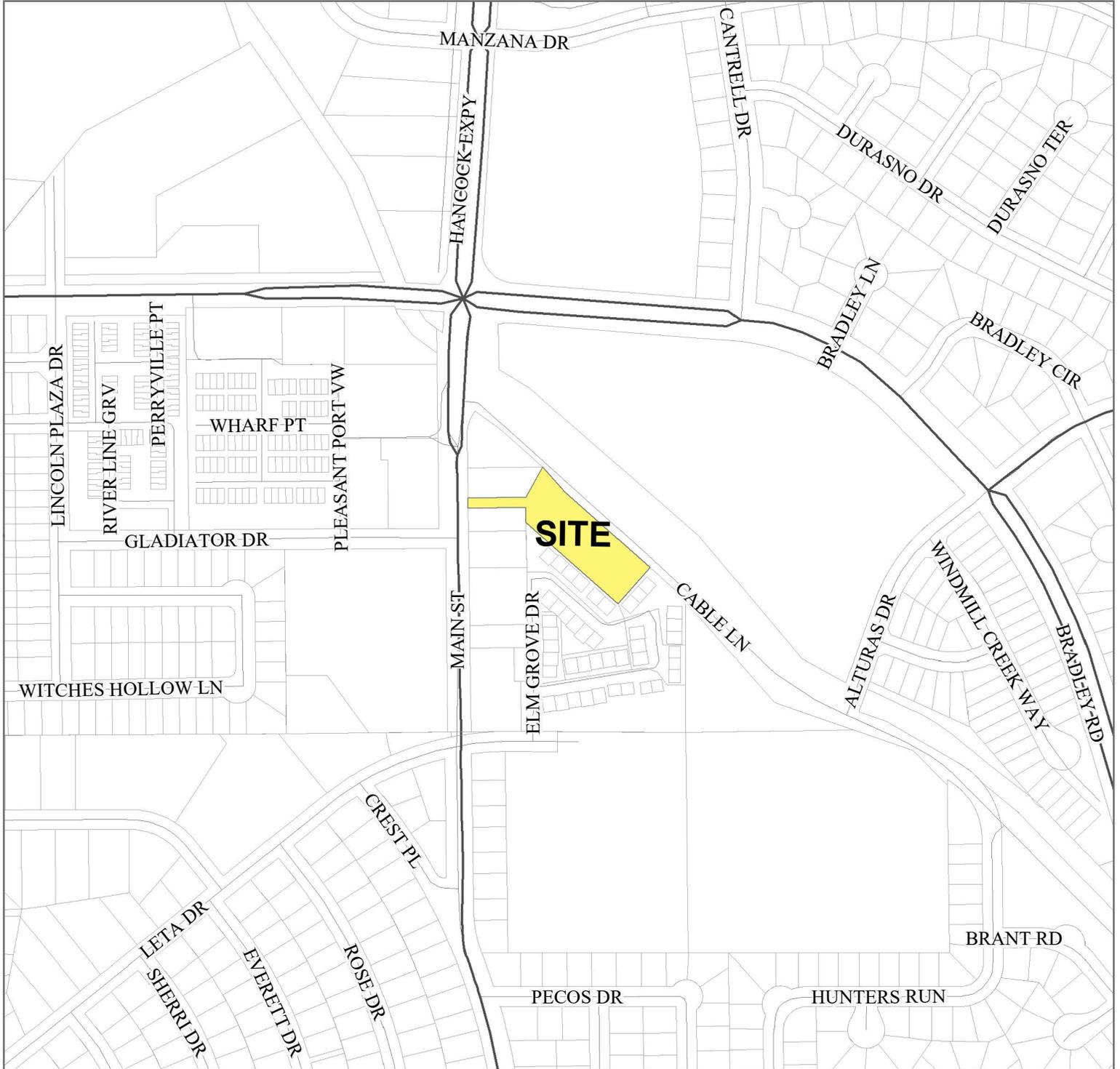
File Name: VA-22-002

Zone Map No.: --

ADDRESS	CITY	STATE
5903 HIGH NOON AVE	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80923	

Date: May 25, 2022



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400
(719) 570-1599 | www.hammersconstruction.com
Specializing in Design/Build

30
Years
Est. 1991

Letter of Intent

Variance of Use – VA-22-002

Owner Information

Great Dane Ventures, LLC
5903 High Noon Avenue
Colorado Springs, CO 80923
Project Name: Smith Plumbing

Owner Representatives

Hammers Construction, Inc.
Robert Green – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Lot 2, Elm Grove Villa Subdivision
Address: 1875 Main Street
Colorado Springs, CO 80911
Lot Size: 1.62 acres
Zoned – CC, CAD-O
Parcel number: 65013-12-002

Request and Justification

Request approval for the new construction of a 14,500 sf (gross) building built on the property indicated above, 3,500 sf will be used for office space, 2,500 sf used for storage and 8,500 sf will be used for warehouse space. Office space is an approved use within the CC zone. Warehouse storage is a special use. In addition, we are requesting approval of outside storage for company vehicle parking.

Smith Plumbing & Heating is a service company that provides plumbing, heating, cooling & electrical service technicians to repair, do routine home maintenance or help with home improvement projects. They do this at a reasonable, family-friendly pricing.

This business has serviced the adjoining neighborhood for over 20 years and owns the adjacent property to the north that they currently operate out of.

Existing and proposed facilities, structures and roads.

The lot will be entered from Main Street. The lot is currently vacant. A 14,500 sf (gross) building is being proposed on the property indicated above.



Criteria:

1. **Significance:** This building is being used for Office, Warehouse, Vehicle Repair and Outside Storage for a Mechanical & Plumbing contractor that operates out of an existing building next door and is looking to expand their local business. In addition, they already service several homes in the area.
 - a. Exceptional practical difficulties: This client has been located at this location and served the local neighboring area for all there Heating and Cooling needs for over (20) years. If they had to move their entire operation to another part of Colorado it would be a difficult transition and they would possibly lose a fair amount of their cliental depending on where their new location would be.
2. **Master Plan:**
3. **Character/Harmony:** This use request will be meet the character of the neighborhood and will generally be compatible with the existing and allowable land uses in the surrounding area. The properties to the west and north are commercial properties, one being the Smith Plumbing existing business. Since these are already commercial businesses. This proposal meshes well with the character of the existing businesses. The east and south adjacent residential townhome complex. It is also in character with the residential neighborhood as this business proposal services these residences for their MEP needs. The property is currently vacant, and this proposal will tie into the harmony of the neighborhood and be more aesthetically pleasing when finished then looking at a vacant piece of dirt. We will be developing this property fully and it will be completely landscaped on all the sides that are adjacent to residential. Landscaping requirements will be met per the zoning code for El Paso County. Per plans in the site development plan, we are proposing a xeriscape landscape design to minimize water usage. Additionally, extra trees have been provided on the landscape buffering requirements.
4. **Pollution:** Pollution to the surrounding neighbors will be very minimal if any. All materials will be stored and constructed inside the building. The client will have air ventilation per PPRBD amended codes as well as the current building codes. We are installing R-30 insulation in the walls and R-38 in the roof to help mitigate transfer of noise. To understand this increase, we typically install R-19 in addition, the warehouse portion is to store parts, the service vans will load up supplies for their clients/day and be off site for most of the day. We are providing lighting which will help with security. Refer to site development plan application, we have provided a photometric and the light doesn't shine off-site. Furthermore, this will be a sprinkled building and protect adjacent owners if this ever needed. During construction, we meet all the OSHA requirements and safety is a big priority. We even have a safety inspector onsite. We pride ourselves on a clean work environment and stand by this



until we turnover the keys to our client. In regard to water, our proposal includes a water quality pond to filter/clean water before it leaves the site. These implements will help with surface water as well as future drainage issues currently on site.

5. **Conformity:** We are following the county rules, regulations, and ordinances. We have already submitted the development plan for review and are meeting the requirements set forth for development in the EPC codes. We feel we are meeting all these codes and therefore this request is in compliance with these regulations.
6. **Wildlife/wetlands:** This request will not cause any adverse effects to the wildlife or wetlands. This category should not be an issue as we are not in these overlay districts.
7. **Off-Site Impacts:** This request will not cause any off-site impacts. Our scope is completely within the property boundaries. As mentioned before, we are proposing a water quality pond onsite, and this will only help any potential off-site impacts in regard to drainage as no other property around has these measures in place. Existing utility stubs are located on the property, so no off-site impacts will be needed or cause traffic issues.
8. **Improvements:** Our proposal for variance of use will provide the following.
 - a. **Parking:** We are required to have (30) spaces onsite; we are providing (38) which exceeds the requirement per code. We will also have additional parking areas for company vehicles. In addition, we have provided a 14'x18' space for loading areas per the EPC zoning code.
 - b. **Traffic Circulation:** The whole site promotes traffic circulation and has two-way traffic areas. In the rear of the building, we have additional room to turn around if needed.
 - c. **Fencing:** We are providing a 6' high chain-link fence w/ slates for security reasons for our client. No outdoor material will be stored. The fence detail is provided on the site development plan PPR2143.
 - d. **Landscaping:** The site is fully landscaped per EPC zoning code. We are providing trees as buffers on the south and east sides of the property to help with screening to the residential uses. In addition, we are meeting parking requirements per zoning code.
 - e. **Utilities:** Security Water and Sanitation is our utility provider. We have already been in discussion with them on the proposed building. They have no objections to the proposals we are working through their submittal application. The mains run on-site, and we have an existing water stub we will be using as our water service. We will have to tap a new fire line for the proposed sprinkler system. Sewer line also has an existing stub that we will be



using for our service line. Storm piping is minimal and is only needed to direct drainage out of the proposed water quality pond.

- 9. Traffic:** We feel this proposal will not exceed the 100 daily trips. The owner will have 20-30 employees (this includes both office and field employees) Half of these employees will be in company vehicles that go out on a call to troubleshoot MEP services. These employees are also allowed to take their work vehicle home, which would bring the trip generation down further. No customers come to this business as this is a dispatch call center and not intended for purchase of parts. The business may have 1-2 deliveries per day. Based on this we are below the daily trip count and should not need additional traffic reports.
- 10. Health/Safety:** This request will not cause any health or safety issues. The Warehouse will follow all necessary guidelines for health/safety. This category should not be an issue. This proposal has been designed for firefighting, police and other life safety measures. All safety vehicles are able to maneuver within the site and can exit safely. Furthermore, fire has had no objections to this proposal.

In conclusion, the warehouse use will be an important part of this submission development. We feel this project is a benefit to the community and the county.

If there are any additional questions or concerns that arise, please feel free to call me at any time to discuss the project in more detail. Thank you for your acceptance and review of this application.

Sincerely,

Lisa Peterson
Designer/Applicant

1919 MAIN STREET, LLC
1919 MAIN STREET
PARCEL NO. 65020-00-028
ZONE: CC CAD-0
USE: SERVICE GARAGE

GREAT DANE VENTURES, LLC
MAIN STREET
PARCEL NO. 65020-00-061
ZONE: CC CAD-0
USE: OFFICE/WAREHOUSE

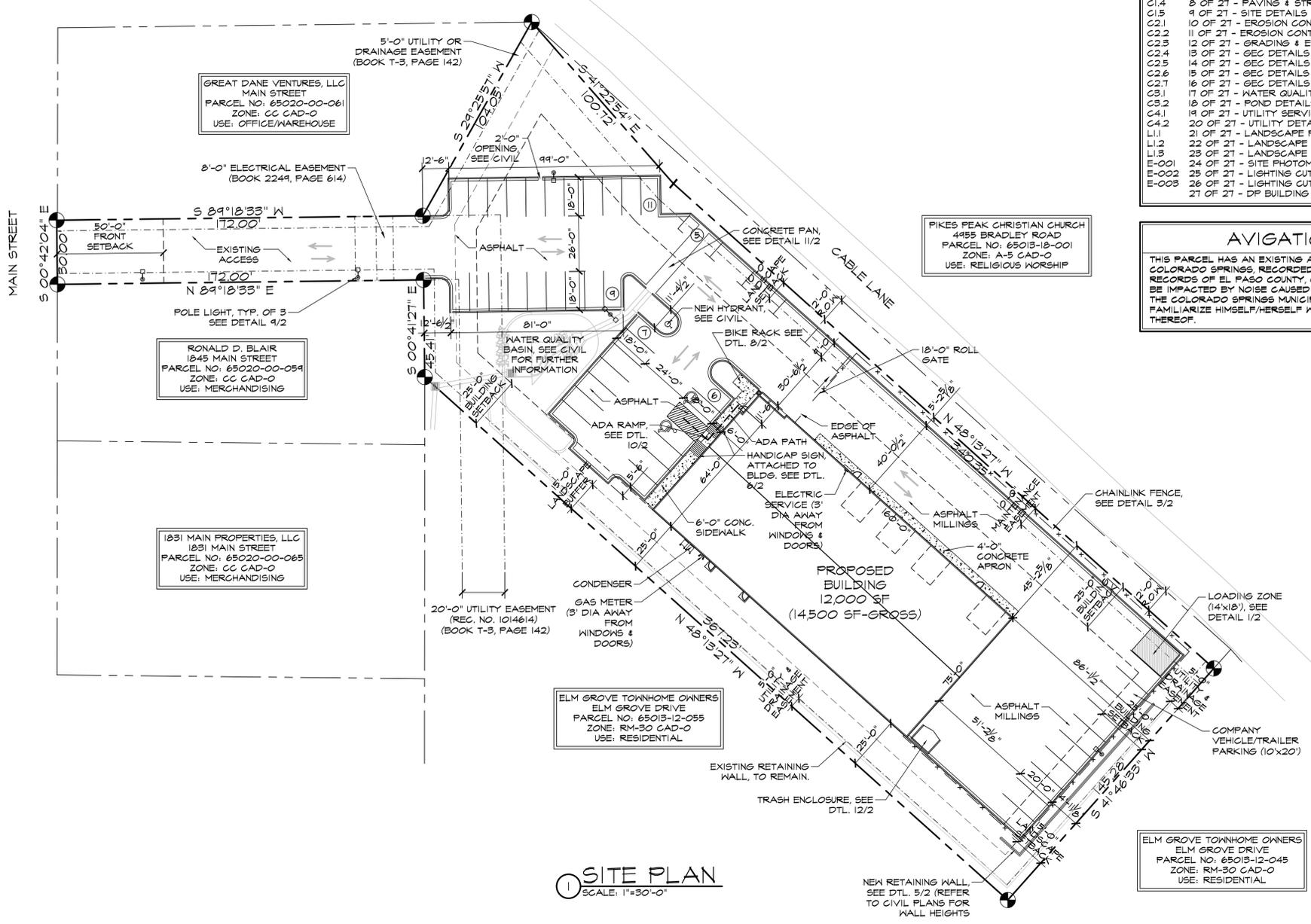
RONALD D. BLAIR
1845 MAIN STREET
PARCEL NO. 65020-00-059
ZONE: CC CAD-0
USE: MERCHANDISING

1831 MAIN PROPERTIES, LLC
1831 MAIN STREET
PARCEL NO. 65020-00-065
ZONE: CC CAD-0
USE: MERCHANDISING

ELM GROVE TOWNHOME OWNERS
ELM GROVE DRIVE
PARCEL NO. 65013-12-055
ZONE: RM-30 CAD-0
USE: RESIDENTIAL

ELM GROVE TOWNHOME OWNERS
ELM GROVE DRIVE
PARCEL NO. 65013-12-045
ZONE: RM-30 CAD-0
USE: RESIDENTIAL

PIKES PEAK CHRISTIAN CHURCH
4455 BRADLEY ROAD
PARCEL NO. 65013-18-001
ZONE: A-5 CAD-0
USE: RELIGIOUS WORSHIP



1 SITE PLAN
SCALE: 1"=30'-0"

ADA NOTES

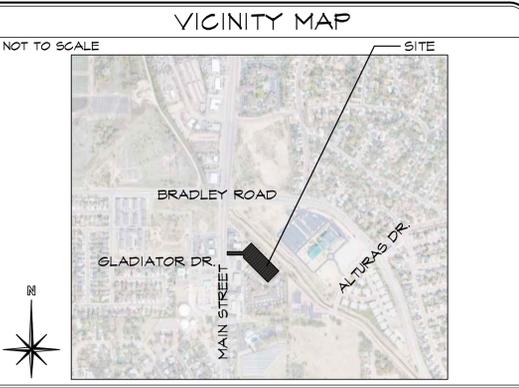
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

DRAWING INDEX

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3	OF 27 - COVER SHEET
4	OF 27 - NOTES
5	OF 27 - DEMOLITION PLAN
6	OF 27 - SITE PLAN
7	OF 27 - HORIZONTAL CONTROL PLAN
8	OF 27 - PAVING & STRIPING PLAN
9	OF 27 - SITE DETAILS
10	OF 27 - EROSION CONTROL
11	OF 27 - EROSION CONTROL INTERIM PLAN
12	OF 27 - GRADING & EROSION CONTROL FINAL PLAN
13	OF 27 - GEC DETAILS
14	OF 27 - GEC DETAILS
15	OF 27 - GEC DETAILS
16	OF 27 - GEC DETAILS
17	OF 27 - WATER QUALITY DETENTION POND
18	OF 27 - POND DETAILS
19	OF 27 - UTILITY SERVICE PLAN
20	OF 27 - UTILITY DETAILS
21	OF 27 - LANDSCAPE PLAN - AREA A
22	OF 27 - LANDSCAPE PLAN - AREA B
23	OF 27 - LANDSCAPE DETAILS & NOTES
24	OF 27 - SITE PHOTOGRAPHIC PLAN
25	OF 27 - LIGHTING CUT SHEET 1 OF 2
26	OF 27 - LIGHTING CUT SHEET 2 OF 2
27	OF 27 - DP BUILDING ELEVATIONS

AVIGATION EASEMENT

THIS PARCEL HAS AN EXISTING AVIGATION EASEMENT TO THE CITY OF COLORADO SPRINGS, RECORDED UNDER BOOK 5768, PAGE 1499 OF THE RECORDS OF EL PASO COUNTY, COLORADO. NOTICE, THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING IN & OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY & RAMIFICATIONS THEREOF.



PROJECT INFORMATION

PROPERTY INFORMATION
OWNER NAME: GREAT DANE VENTURES, LLC
5403 HIGH NOON AVE
COLORADO SPRINGS, CO 80925

LEGAL DESCRIPTION: LOT 2, ELM GROVE VILLA SUBDIVISION

PARCEL NUMBER: 65013-12-002
ZONING: CC CAD-0
LOT SIZE: 10,567 SF (1.62 ACRES)
CURRENT USE: VACANT
FLOODPLAIN STATEMENT: ZONE X (MAP NO. 0804107636, DATED DEC 7, 2018)

ZONING CODE STUDY
PROPOSED PRINCIPAL USE: OFFICE, WAREHOUSE, WASH BAY & AUTO REPAIR, CONT. EQUIP. YARD

STRUCTURAL COVERAGE: 17%
PAVEMENT COVERAGE: 26%
STREET COVERAGE: 0%
LANDSCAPE COVERAGE: 6%
BUILDING STRUCTURAL HEIGHT: 27'-4 3/4" (45'-0" MAX)
FRONT YARD SETBACK: 50'-0"
SIDE YARD SETBACK: 25'-0"
REAR YARD SETBACK: 25'-0"

BUILDING INFORMATION
GROSS BUILDING AREA: 14,500 SF
BUILDING FOOTPRINT: 12,000 SF
BUILDING OCCUPANCY: B/S-1
TYPE OF CONSTRUCTION: 11-B
FIRE SYSTEMS: NONE
AREA SEPARATION WALLS: NONE

REQUIRED PARKING SPACES
OFFICE-(1 SPACE/200 S.F.) (3,500 S.F. / 200 S.F.): 18
STORAGE/MEZZ-(1 SPACE/1,000 S.F.) (2,500 S.F. / 1,000 S.F.): 3
WAREHOUSE-(1 SPACE/1,000 S.F.) (8,500 S.F. / 1,000 S.F.): 4
H.C.-(1 SPACE/25 REQ'D): 2
TOTAL PARKING SPACES REQUIRED: 30
TOTAL PARKING SPACES PROVIDED: 31
STANDARD SPACES PROVIDED: 2
H.C. SPACES PROVIDED: 5
PARALLEL SPACES PROVIDED: 1 (14'x18')
(SEE DETAIL 1/2 FOR DIMENSIONS)

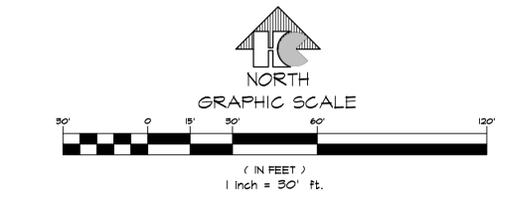
DEVELOPMENT SCHEDULE
CONSTRUCTION: FALL 2021
LANDSCAPING: SPRING 2022

DEVELOPMENT APPLICANT
COMPANY: HAMMERS CONSTRUCTION, INC.
1411 WOOLSEY HEIGHTS
COLO. 9595, CO 80915

PHONE NUMBER: (719)-570-1599
FAX NUMBER: (719)-570-7008
APPLICANT NAME: LISA PETERSON
APPLICANT E-MAIL: lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	ELECTRICAL EASEMENT
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6' HIGH WROUGHT IRON FENCE
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.
●	PROPERTY CORNER
+	SIGN
○	EXISTING FIRE HYDRANT
←	TRAFFIC FLOW
○	MANHOLE
●	PROPOSED FIRE HYDRANT
□	WALL PACK LIGHTING
□	ELECTRICAL TRANSFORMER
---	WALK DOOR OR OVERHEAD DOOR LOCATIONS



HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
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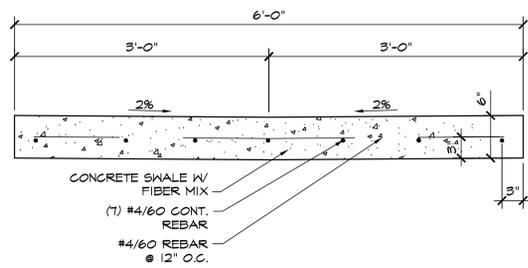
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COLORADO SPRINGS, CO 80911
EL PASO COUNTY, COLORADO

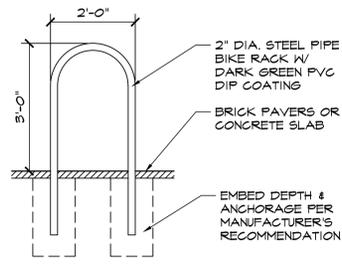
DATE: SEPT. 1, 2021
DRAWN BY: J. LATHAM
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1244

RESUBMITTALS:
4-22-22/VA COMMENTS 3-10-22
5-18-22/VA COMMENTS 5-18-22

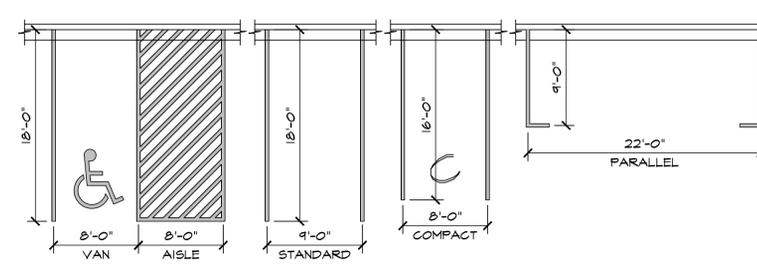
1 of 2
SITE PLAN



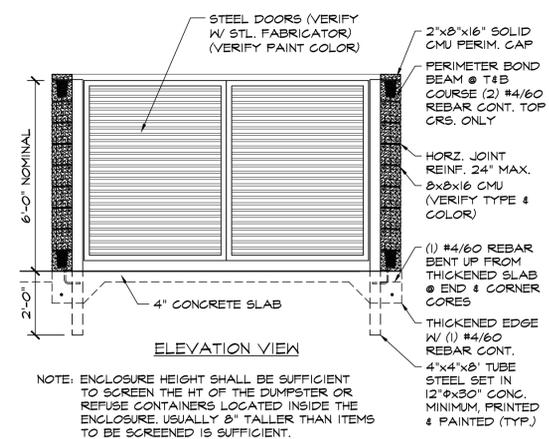
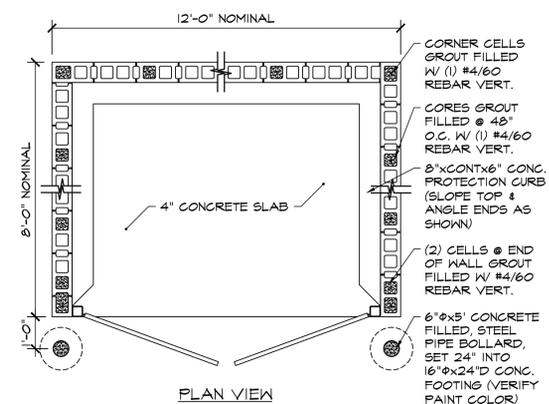
11 6'-0" CROSSSPAN DETAIL
SCALE: 1"=1'-0"



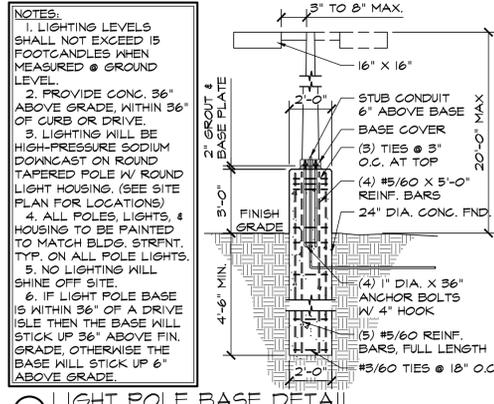
8 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



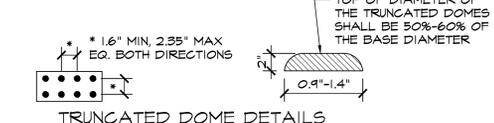
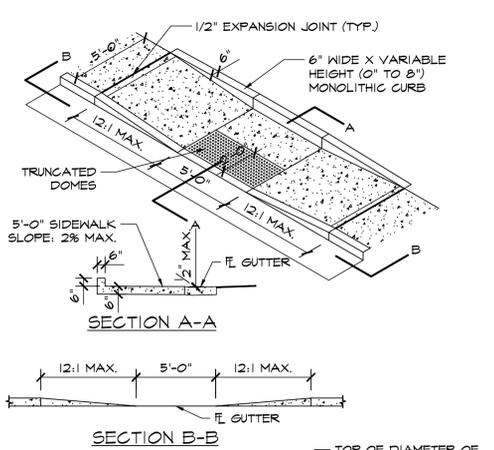
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



12 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"

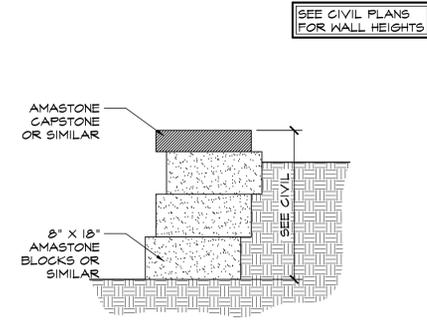


9 LIGHT POLE BASE DETAIL
SCALE: 1/4"=1'-0"

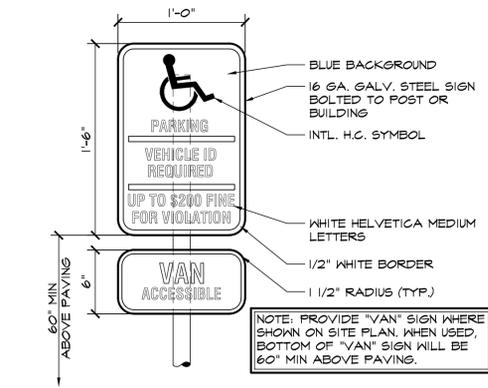


GENERAL NOTES:
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT EL PASO COUNTY ENGINEERING DIVISION STANDARD SPECIFICATIONS.
 2. SIDEWALK CROSS-SLOPE: 1/4"/FT.
 3. CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.
 4. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION OFFICE AT LEAST 24 HOURS PRIOR TO PLACEMENT OF ANY CONCRETE.
 5. THE RAMP SURFACES SHALL BE FINISHED WITH A COARSE BROOM FINISH, PARALLEL WITH THE SCORING, IN ACCORDANCE WITH SECTION 504.05 OF THE STANDARD SPECIFICATIONS.
 6. CONTRACTOR SHALL STAMP THE COMPANY NAME AND CONSTRUCTION DATE WITHIN THE PEDESTRIAN RAMP AREA.
 7. PEDESTRIAN TRAVELWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS. NEW RAMPS SHALL ALIGN WITH EXISTING RAMPS AND PEDESTRIAN TRAVELWAY.
 8. SHADED AREA: 6" THICK CONCRETE

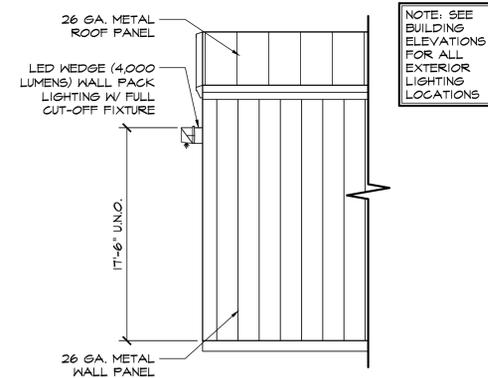
10 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



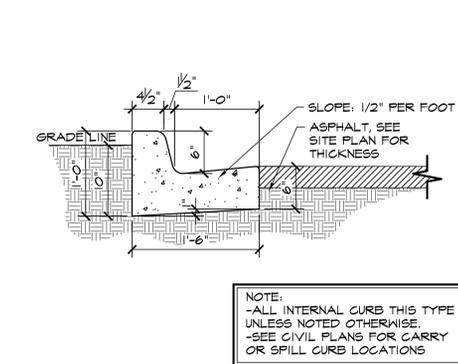
5 RETAINING WALL DETAIL
SCALE: 3/4"=1'-0"



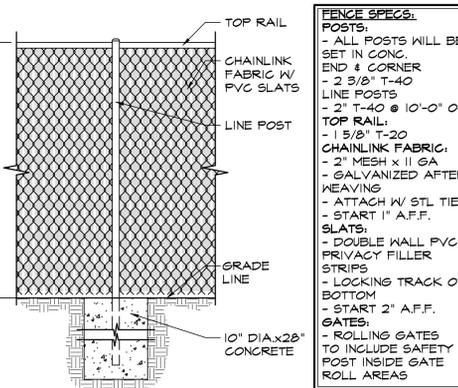
6 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



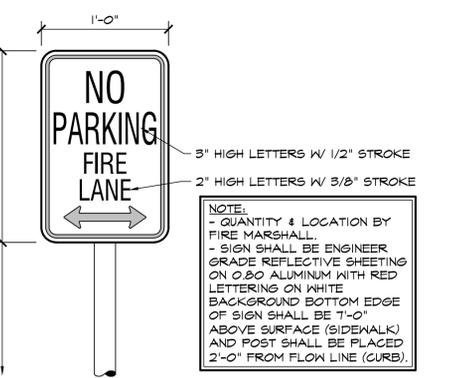
7 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



2 EPC TYPE B CURB
SCALE: 1"=1'-0"



3 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



4 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"

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 1875 MAIN STREET
 COLORADO SPRINGS, CO 80911
 EL PASO COUNTY, COLORADO

DATE: SEPT. 1, 2021
 DRAWN BY: J. LATHAM
 PROJ. MGR: R. GREEN
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1244

RESUBMITTALS:
 4-22-22/VA COMMENTS 3-10-22
 5-18-22/VA COMMENTS 5-18-22

NOTE:
 - QUANTITY & LOCATION BY FIRE MARSHALL.
 - SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND BOTTOM EDGE OF SIGN SHALL BE T-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).

RESOLUTION NO. 22-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVE VARIANCE OF USE FOR A CONTRACTOR'S EQUIPMENT YARD
VA-22-002 – SMITH PLUMBING, HEATING AND COOLING

WHEREAS, Great Dane Ventures LLC, did file an application with the Planning and Community Development Department of El Paso County for approval of a variance of use for a contractor's equipment yard and office in the CC (Commercial Community) zoning district where such is not permitted for property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by this reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on June 16, 2022, upon which date the Planning Commission did by formal resolution recommend approval of the subject variance of use; and

WHEREAS, a public hearing was held by this Board on June 21, 2022; and

WHEREAS, based on the evidence, testimony, exhibits, recommendations of the El Paso County Planning Commission, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the County Commissioners during the hearing, this Board finds as follows:

1. That the application for the variance of use was properly submitted for consideration by the Board of County Commissioners.
2. That proper posting, publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted, and that all interested persons and the general public were heard at those hearings.
4. That all exhibits were received into evidence.
5. That the proposed land use does permit the use of any area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.

6. That for the above-stated and other reasons, the proposed variance of use is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

WHEREAS, pursuant to Section 5.3.4 of the El Paso County Land Development Code, as amended, in approving this variance of use, the Board of County Commissioners considered one or more of the following criteria:

1. The strict application of any of the provisions of the Land Development Code would result in peculiar and exceptional practical difficulties or undue hardship on either the owner or the contract purchaser of the property;
2. The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County;
3. The proposed use will be able to meet air, water, odor or noise standards established by County, State or Federal regulations during construction and upon completion of the project;
4. The proposed use will comply with all applicable requirements of the Land Development Code and all applicable County, State, and Federal regulations except those portions varied by this action;
5. The proposed use will not adversely affect wildlife or wetlands;
6. The applicant has addressed all off-site impacts;
7. The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
8. Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed Variance of Use as designed and proposed.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the application by Deborah and Edward Ritchy, for a variance of use to allow a business event center to be known as Black Forest Meadows, where such is not a permitted use for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by this reference;

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Approval is limited to the use of a contractors equipment yard, as discussed and depicted in the applicant's letter of intent and site plan drawings. Any subsequent addition or modification to the use beyond that described in the applicant's letter of intent and as shown on the site plan shall be subject to approval of a new variance of use request.
2. A site development plan shall be applied for and approved on the site within six (6) months of the date of variance of use approval by the Board of County Commissioners. The deadline may be extended by the PCD Director, at his or her discretion, if the Director finds that the applicant has made a good faith effort to secure such approval

NOTATIONS

1. Variance of Use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Variance of Use conditions/standards are being violated, preceded by notice and public hearing.
3. If the Variance of Use is discontinued or abandoned for two (2) years or longer, the Variance of Use shall be deemed abandoned and of no further force and effect.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 21st day of June 2022, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

LOT 2 ELM GROVE VILLA SUBDIVISION