



March 30, 2021

PCD File No. EX-20-004

**LETTER OF INTENT
SECURITY FIRE STATION NO. 4
A SUBDIVISION EXEMPTION FOR A FIRE STATION SITE
(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 Southwest One-Quarter (SW1/4) Of Section 21 and the Northwest One-Quarter (NW1/4) Of Section 28, Township 15 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State Of 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 total area of this unplatted parcel is 20.542 acres. The proposal is to create three (3) tracts from the parent parcel in order that a new fire station may be constructed on one of the parcels. The fire station site is 1.211 acres in size and lies between the two other new parcels. The existing parent parcel has 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 for the site was approved by El Paso County Planning Commission on January 7, 2021 under PCD File No. U20002

Request and Justification:

The request is for approval of a Subdivision Exemption for the existing 20.542 acre parcel to create three (3) separate tracts. Tract A is to be the 1.211 acre fire station site. Tract B, located to the west of the fire station site is to be 11.922 acres and is to be for future development. Tract C, located to the east of the fire station site, is to be 7.409 acres and is to be for future development. The future development of tracts B and C is subject to the El Paso County land development process as established by the Land Development Code. This request is made pursuant to El Paso Land Development Code Section 7.2.2(E) (6)(b) which provides "The BoCC, may pursuant to this Code, exempt from the definition of "subdivision" any division of land the BoCC determines is not within the purposes of the definition of "subdivision". Generally, an exemption shall be consistent with one of the following criteria in order to

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receive an exemption from the definition of the term "subdivision: The division of land creates parcels for public or quasi-public use where no dwelling units are allowed, including but not limited to: utility facility, park, open space, **fire station**, sheriff substation, library, metro district office, and water/sewage facility”.

The Applicant is requesting approval of the subdivision exemption to allow construction of a new fire station at the site. Security Fire Department currently has three stations in the Security-Widefield area. The new station will substantially improve emergency response times in the southeastern portion of Security Fire Protection District's service area. The subject property is a suitable location for the fire station with adequate access, available existing utilities and compatibility with the existing neighborhood. A Neighborhood Meeting advertised in the Fountain Valley News and by USPS Certified Mail to adjacent property owners. The meeting was held at Security Fire Station No. 1 in September of 2018. There were no objections to the proposed station being located on the site expressed at the meeting.

This application meets the Subdivision Exemption submittal requirements, the standards for Divisions of Land in Chapter 7 (Section 7.2.2(E)(6) of the El Paso County Land Development Code (2019). Subdivision Exemptions are reviewed and approved in consideration of the following review criteria found in the El Paso County Land Development Code.

1. *“The exemption is consistent with and conforms to this Code and the Master Plan.”* All aspects of the proposed subdivision exemption conforms to the El Paso County Land Development Code. This application is being considered concurrently with the administrative Site Development Plan application in which conformance with site development standards in the code are evaluated. The subdivision exemption also conforms to the Master Plan.

The Master Plan is comprised of several elements. One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following policies from the Policy Plan as they specifically relate to this request:

Goal 12.1 *Ensure that public safety services are available at a level which is commensurate with local needs and circumstances.*

Policy 12.1.1 *Comprehensively consider all applicable public safety aspects in the preparation and review of land development proposals.* This subdivision exemption is specifically provided for in the Land Development Code. This land development project supports public safety in Security-Widefield area and beyond.

Policy 12.1.6 *Support efforts to provide structural fire protection for those areas where such protection currently does not exist.* The subdivision exemption strengthens the fire protection and emergency response services in the general area of the site. The presence of a new fire station in the area will provide reinforcement to emergency services in outlying areas that may be under-served by current facilities.

Policy 12.1.7 *Promote mutual aid agreements and other cooperative efforts among fire protection districts, municipalities and other affected entities directed toward providing improved and more cost-effective fire protection service.* The Security Fire Department participates in Mutual Aid agreements with surrounding departments and districts. The location of a new fire station at the site will enhance the ability of the Security Fire Department to lend aid as needed to adjoining districts in the area including Colorado

Springs Fire Department, Stratmoor Hills Fire Protection District, Broadmoor Fire Protection District, Hanover Fire Protection District and Ellicott Fire Protection District.

Another element of the Master Plan is the Small Area Plan. The proposed fire station subdivision exemption is not contained within the boundaries of any effective small area plan.

The proposed subdivision exemption is in compliance with the Parks Master Plan, which does not appear to call for new trails or parks in the site vicinity. The nearest proposed trail is the Jimmy Camp Creek Trail located east of Marksheffel Road. Bike Routes are proposed on Mesa Ridge Parkway, Marksheffel Road and Fontane Boulevard. Park Fees are not applicable for this site with fire station use in the CS-CAD-O zone.

The proposed subdivision exemption is in compliance with the 2040 Major Transportation Corridors Plan (MTCP). The site is adjacent to Mesa Ridge Parkway on the south which is listed as a Principal Arterial in the MTCP. The existing right-of-way of Mesa Ridge Parkway is approximately 156 feet at the site.

The proposed subdivision is in compliance with the Master Plan for Mineral Extraction (1996). This plan identifies some potential conglomerate deposits in the area of the site. No separate mineral estate owners were found for the property as concluded from a search of the records of El Paso County.

The proposed subdivision exemption is in compliance with the El Paso County Water Master Plan (2018). The Water Resources for the site are to be provided by Widefield Water and Sanitation District in accordance with the District's commitment letter without causing injury to decreed water rights. A listing of some of the policies of the Water Master Plan that are supported by the proposed development is provided as follows:

Policy 3.1.1 – Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central waters supply system when the economies of scale to do so can be achieved. The site will be connecting to the existing Widefield Water and Sanitation District facilities, which has provided a commitment to serve the new fire station. The district operates 17 groundwater wells and also receives 1,440 Acre Feet (469,225,440 Gallons) of water from Fountain Valley Authority's Water Treatment Plant annually. This water is pumped from Pueblo Reservoir to the treatment plant which is located just south of The City of Fountain. The district maintains 60 miles of distribution mains varying in size from 2 inches in diameter to 36 inches in diameter. The district owns and operates 6 treated water storage tanks with a combined capacity of 8.8 million gallons, 3 booster pump stations, and 20 buildings throughout. The district's water quality meets all of the Colorado Health Department and EPA Drinking Water Regulations as monitored by the taking of samples at more than 20 different locations each month for bacteriological and chlorine analysis. The district employs public education efforts to encourage water conservation and uses a graduated water charge with higher per unit cost for greater volumes of water used. This also encourages water conservation

The subject parcels are within Region 7, which includes Fountain, Security, Widefield, and Stratmoor Hills. This region is anticipated to experience the largest demand growth in the County by 2060. The Water Master Plan identifies a current water demand of 10,141 acre feet (AF) and a current supply of 15,376 AF, resulting in a surplus of water (decreed water rights) of 5,236 AF. The Plan ultimately projects a water supply deficit for Region 7 of 11,593 AF by year 2060. The proposed subdivision exemption proposes to create one new parcel within Region 7. The new parcel is proposed to be the location for the construction of a new fire station facility for Security Fire Department and, therefore, results in a very minor increase in water demand for the Region. The projected water demand for the site is 1.023 AF per year based on 400 gallons per day domestic use for the fire station plus irrigation of approximately 11,500 sf of landscaping with a rate of 0.05 AF per 1000 sf.

2. *“The exemption is a division of land determined not to be within the purpose of C.R.S. §§ 30-28-101, et seq.”* This proposed subdivision exemption is predetermined to not be within the purpose of the referenced state statute by the provision of the El Paso County Land Development Code (2016), Section 7.2.2(E)(6)(b), by virtue of the proposed fire station use.
3. *“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.”* Access to the fire station will be provided by legal on-site driveways from Wayfarer Drive. One Wayfarer access will be for the fire truck and equipment directly into the station. The other Wayfarer access will be for passenger vehicles in and out of the associated parking lot area. One additional “emergency only” access will be constructed to Mesa Ridge Parkway as provided for by a proposed ECM Deviation Request to allow the access. This will permit emergency vehicles to exit to Mesa Ridge Parkway for increased emergency response depending upon the location of the incident. El Paso County Driveway Access Permits will be obtained for each access.
4. *“The size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use.”* The proposed fire station site has appropriate access which is necessary and suitable for an urban fire station. The site is situated reasonably close to utility services. The property is of sufficient and topographic character to support the siting of a fire station with the associated drives, parking, water quality facilities, landscaping and access provisions while complying with the required building setbacks and other dimensional criteria for the applicable zone.
5. *“No beneficial purpose would be served by requiring the platting of the subject property.”* Platting the property would not serve any beneficial purposes that are not already addressed in the Subdivision Exemption and the concurrent Site Development Plan applications.

Storm Drainage

A Final Drainage Report for the site is prepared and submitted with the associated Site Development Plan application. The project site will employ a full spectrum sand filter basin for storm detention and water

quality treatment for the impervious areas of the site in accordance with the Land Development Code and the Engineering Criteria Manual. Drainage and Bridge Fees are not applicable for this Subdivision Exemption.

Traffic Impact

The proposed Subdivision Exemption will access the public Wayfarer Drive. 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.

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