



**BARBARICK WASTE TRANSFER STATION**

**LETTER OF INTENT**

**PCD FILE NO.: EA-22-095**

Please update to  
"COM2346"

**Affiliated Party Information:**

**Owner/Leasee/Applicant:**

BR 8812 Cliff Allen Point LLC  
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Phone: 719-440-9414

**Planning:**

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**Engineering:**

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## **PROPERTY INFORMATION: BARBARICK WASTE TRANSFER STATION**

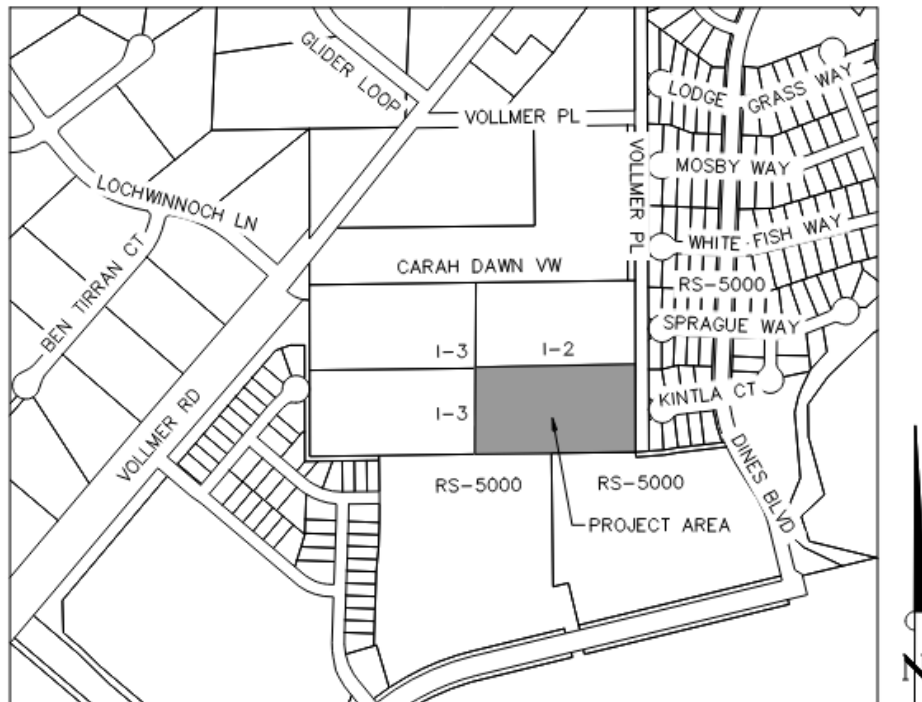
SITE ADDRESS: 8812 Cliff Allen Pt, Colorado Springs, CO 80908  
PARCEL ID: 5233002013  
ZONING: I-3 CAD-O Heavy Industrial/Commercial Airport Overlay District  
ACREAGE: 5.29 acres

### **LETTER OF INTENT**

#### **PROJECT UNDERSTANDING**

Kimley-Horn's role in this project is to lead the entitlement process and provide civil engineering / Landscape Architecture + Planning services throughout the Site Development Plan and Construction Document planning processes with El Paso County.

The purpose of this project is to develop a recycling and refuse transfer station facility (TS), on the property: Parcel ID: 5233003013, located at: 8812 Cliff Allen Pt, Colorado Springs. Included in this project is: ~12,000 S.F. waste transfer building, drive aisles, scale house with ground scales, landscape buffering and screening as required for County Code Compliance. Vicinity map shown below.



**VICINITY MAP**  
SCALE: 1" = 250'

### **SERVICE UNDERSTANDING**

The services provided by the Recycling and Refuse Transfer Station (TS) include the indoor drop-off, removal, and recycling of various forms of **Dry Waste. Dry Waste pertains to various goods or materials such as/made of wood, plastic, composites, glass, and metals. Wet waste, such as garbage or other organic or consumable wastes, are not accepted at the TS.** Located within the proposed ~12,000 S.F. TS building, are six waste collection bins, used for various wood, plastic, composite, metal, etc. **Goods anticipated to be dropped off include, but are not limited to: bedframes, dressers, televisions, workout equipment, scrapped lumber, household remodel debris, yard clippings, etc.** These bins are laid out so the customer can safely and easily pull up to, or back into the drop off stall and safely relocate their wastes directly into the bins. Located outside the TS building are three metal recycling bins, also located for safe customer access. Two of such bins are for **Steel Recycling** and one for **Non-Ferrous Metal Recycling**. Non-ferrous metals pertain to aluminum, titanium, zinc, lead, nickel, copper, and copper alloys (brass, bronze, etc.). This waste material will be picked up daily as the containers are filled and transferred to the regional facilities. It is anticipated that 1 to 2 containers will be removed each day.

**NOTE:** The Indoor Waste Disposal and Recycling Facility was reviewed by the Colorado Department of Public Health & Environment (CDPHE) office, and was found Not Requiring a Certificate of Designation, required with traditional waste disposal sites based on the natural and limited storage and type of waste on the site.

### **SITE UNDERSTANDING (See site plan for reference)**

As the site sits, lots to the north, northwest, and west are zoned industrial. Their respective land uses are self-storage, RV Storage, and Large Equipment Supply and Storage. The site of interest: 8812 Cliff Allen Pt, is a leased parcel, sharing an entrance with an existing auto mechanic shop (Dirt Road Diesel). Lots to the east are zoned residential, with residential homes existing there today. The lot to the south of the site is also zoned residential and is currently vacant. Within the project lot is an existing easement supporting the regional stormwater detention pond. The capacity of the pond is 1.49 ac-ft, and footprint of pond/easement is approximately 0.91 acres. The pond receives flows from the adjacent (I-3 Zone) industrial lots to the north and west, as well as the lots just to the north of Carah Dawn View, the private drive (dedicated as an ingress/egress easement) which is the serving the site.

The El Paso County Board of Adjustments granted dimensional variance on April 26<sup>th</sup>, 2023, allowing for minimum 35' building setbacks from the northern and western property frontages. This request and approval was made specifically with regard to the development code section 5.2.59.E.1.g.

In addition, the site layout is compliant to the standards set forth in Table 5-5: Density and Dimensional Standards for Industrial Districts (I-3 Zone).

**SPECIAL USE**

This Special Use is responding to **5.2.59(B)(1)** – Approval of a site development plan is required for all waste disposal recycling facilities, unless otherwise provided. Approval of a special use may be required in specific zoning districts.

The Special Use was approved on September 1<sup>st</sup>, 2023, by the Planning and Community Development Director.

**COMPLIANCE TO REQUIRED USE AND DIMENSIONAL STANDARDS (LDC – CHAPTER 5)**

**5.2.59(E)(1) General Requirements - Trash Transfer or Intermediate Processing Facilities Not Requiring a Certificate of Designation**

- (a) Receive only household, commercial, and industrial wastes
  - a. The site will only accept dry waste goods (i.e. wood, plastic, composites, glass, and metal) – Such as, but not limited to: bedframes, dressers, TVs, workout equipment, etc.
  - b. The site will also recycle non-ferrous metals (i.e. aluminum, titanium, zinc, lead, nickel, copper, and copper alloys)
- (b) No Radioactive Materials
  - a. No radioactive materials are accepted – Radiation detection devices shall be used.
- (c) Transfer Standards
  - a. The proposed Transfer Facility operations occurs within the enclosed building. Garage style roll-doors are utilized to access/restrict removal and drop off areas.
- (d) Transfer Stations Comply with Regulations
  - a. The proposed project will comply with the design criteria and operations standards of the state.
- (e) Comply with State Design Criteria and Operations
  - a. The facility will comply with the design criteria of the state.
- (f) Issues to be Addressed by Operational Plan
  - a. O&M Plan addresses interim storage of wastes (when necessary), location of equipment, temporary parking of vehicles, methods of cleaning, means of disposal, alternative disposal plan.
- (g) Solid Waste Structure Location
  - a. Structure is compliant to approved setback requirements. The El Paso County Board of Adjustments granted dimensional variance on April 26<sup>th</sup>, 2023 allowing for minimum 35’ building setbacks from the northern and western property frontages.
- (h) No dumping or Storage of Waste in Open Areas
  - a. Dumping and storage to occur within the waste collection bins located inside the enclosed facility.
- (i) Additional Findings

(j) Closure Plan

- a. A closure plan is included in the operations manual for the proposed transfer station. CDPHE notification, debris removal, sweeping, and final cleanup is proposed.

**5.3.2 Special Use**

The proposed site is in accordance with 5.3.2 and responds to 5.3.2(C) Criteria for Approval with the following. The proposed use is generally consistent with the applicable El Paso County Master Plans by Placetype, being within the Priority Development Area, and being consistent with the call for water conservation. The use will exist in harmony with the character of the industrial subdivision and surrounding residential by providing a clean, efficient, and necessary service to the general public for dry-waste and recycling transfer operations. Impacts to existing infrastructure is mitigated by the water friendly nature of the use and minimal additional runoff production. The special use will not create unmitigated traffic congestion or traffic hazards, and it is anticipated that the connecting intersection will operate acceptably throughout the 2045 development horizon. All vehicle queues are anticipated to be maintained within the existing storage lengths, per the current traffic study. Lastly, the special use will comply with all applicable local, county, state, and federal laws and regulations, and will not be detrimental to the public health, safety and welfare of the present or future residents of El Paso County. The special use was approved on September 1<sup>st</sup>, 2023.

**COMPLIANCE TO GENERAL DEVELOPMENT STANDARDS (LDC – CHAPTER 6)**

The proposed site is compliant to all applicable general development standards set forth by Chapter 6 of the El Paso County Land Development Code.

**Development Standards for Ancillary Facilities and Activities**

**6.2.2 Landscape Requirements:**

- Minor Private Road, 20’ Setback – 1 tree per 25 feet.
- Maintaining existing screening and buffering per use. This is achieved by existing topography and vegetated berm associated with the regional detention facility on site, the proposed/existing tree line along the south and east landscape buffer frontages, the existing chain link property fencing around the entirety of the site, and the existing ~6.5’ paneled fencing along the south and east property frontages.

**6.2.3 Lighting**

- Full cut off lights are required and are to be installed on the proposed enclosure
  - o Max 10fc and 0.1fc allowable spillover to adjacent sites

**6.2.5 Parking, Loading and Maneuvering Standards**

- 14 Parking stalls (1 ADA) are required and provided for the site.
- A setback reduction to the northern and western property boundaries has been granted via the Board of Adjustments. This has allowed for more room for safe and efficient site maneuverability by customers and removal service drivers.

#### **6.2.7 Operational Standards**

- A setback reduction to the northern and western property boundaries has been granted via the Board of Adjustments. This has allowed for a greater setback distance from the adjacent residentially zoned areas to the south and east of the property.
  - o Dust Control
    - Water is provided on-site for dust control via soil wetting
    - Existing ground material is a crushed asphalt millings and gravel mixture
  - o Noise Control
    - Deliveries and pick-ups are scheduled to pass through a check-in station, all other operations are to take place within the building enclosure

#### **6.2.8 Maintenance Plans**

- An Operations & Maintenance Manual is proposed and addresses long-term maintenance for the facility per the Colorado Department of Public Health & Environment (CDPHE) standards.

### **Environmental Standards**

#### **6.3.2 Drainage and Floodplain**

- The existing detention pond on site has capacity for runoff associated with the proposed improvements. Drainage and capacity study will be included in the required Final Drainage Report.

#### **6.3.3 Fire Protection and Wildfire Mitigation**

- The fire protection plan for the site will be submitted for approval by Black Forest Fire and Rescue / Colorado Springs Fire Department.
- Wall mounted fire extinguishers are proposed for the enclosure
- Water is provided to the property via the existing well located at the northern property frontage

### **EL PASO COUNTY MASTER PLAN**

**Project Site Placetype: Employment Center**

El Paso County's primary location for large-scale, nonretail business that provide significant employment and economic development opportunities. Being that the site is within the Employment Center Placetype, it is important to note that the proposed business will offer employment opportunity to this industrial subdivision and will serve the general public in a way that doesn't currently exist in this region of Colorado Springs and El Paso County.

**Areas of Change: Priority Development Area**

"El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Placetype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods. This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth. While some priority development areas may be made up of a mix of placetypes, each area is driven by a predominant placetype that defines most of the area."

This project responds to the Area of Change and Priority Development Area sections of the Master Plan by proposing new services to the industrial subdivision and providing the surrounding community with recycling services for dry goods.

**El Paso County Water Master Plan**

The proposed site responds to the El Paso County Water Master Plan's call for water conservation with its low-water consumption model. The proposed use is not reliant on water and is considered a "dry site".

**OVERLAY ZONING (CAD-O)**

The proposed site is within the CAD-O, airport overlay zone. The proposed site responds to all requirements associated with CAD-O zoning.

**PROVISION OF UTILITIES**

Water, sanitary sewer, and gas service is not needed for the proposed transfer building and operations. Water and sanitary sewer service is proposed for the single bathroom located in the entrance operations building. Existing water is provided to the property via the existing well located at the northern property frontage. An existing septic field serves the property just east of proposed enclosure. Electric is to be serviced from the existing transformer at the north of the site. The existing business and primary user of the lot, Dirt Road Diesel, utilizes water, sanitary sewer, gas, and electric services.

### **ACCESS TO SITE & TRAFFIC GENERATION**

The site is accessed from the intersection of Vollmer Road and Lochwinnoch Lane. The eastbound leg of the Vollmer Road and Lochwinnoch Lane intersection facilitates traffic into Carah Dawn View, then southwards via Cliff Allen Pt. The proposed site for the Barbarick Recycling and Refuse Transfer Station is accessed from Cliff Allen Pt. It is anticipated that this intersection will operate acceptably throughout the 2025 development horizon, and all vehicle queues are anticipated to be maintained within the existing storage lengths. If the future 2045 traffic volume projects are realized, northbound and southbound left turn lanes with 245 feet of length plus 180-foot tapers may be needed at the intersection of Lochwinnoch Lane/Carah Dawn View and Vollmer Road to meet El Paso County Standards. Improvements would be of joint responsibility between the respective property owners of the Barbarick Subdivision. Escrow for such improvements will be coordinated between the Project Team and County Staff.



**ADJACENT PROPERTY INFORMATION**

**Adjacent Property to the West:**

PARCEL ID: 5233002011

OWNER: HW Diesel Enterprises

ZONING: I-3

USE: Self Storage, Large Vehicle and Freight Storage, Construction Equipment Supply

**Adjacent Property to the North:**

PARCEL ID: 5233002012

OWNER: BWH Properties LLC

ZONING: I-2

USE: Self Storage and RV Storage

**Adjacent Property to the Northwest:**

PARCEL ID: 5233002010

OWNER: Lewis-Wolf Properties LLLP

ZONING: I-3

USE: Self Storage, Large Vehicle and Freight Storage, Construction Equipment Supply

**Adjacent Property to the East:**

PARCEL ID: 5233302013

OWNER: Joseph Vasquez

ZONING: RS-5000

USE: Single Family Residential

**Adjacent Property to the East:**

PARCEL ID: 5233302014

OWNER: Mic Phillips

ZONING: RS-5000

USE: Single Family Residential

**Adjacent Property to the East:**

PARCEL ID: 5233302022

OWNER: Chad Caskey

ZONING: RS-5000

USE: Single Family Residential