



CIMARRON HILLS FIRE DEPARTMENT

1835 Tuskegee Place

Colorado Springs, CO 80915

719.591.0960

Fax 719.591.0996

Letter of Intent – Approval of Location

Site Location, Size and Zoning

The subject property is legally described as LOT 5 CLEARWAY, consisting of approximately 2.97 acres, located at 6365 E. Platte Avenue, Colorado Springs, Colorado, identified as Parcel No. 54180-01-005, and currently zoned CS CAD-O.

The property is currently being developed pursuant to the County-approved EDARP/Site Development Plan PPR-2234 for a private office/warehouse development consisting of an approximately 17,000-square-foot single-tenant building. The building includes approximately 1,500 square feet of office space and 15,500 square feet of warehouse/high-bay space, with four grade-level overhead doors. The building is equipped with an automatic fire sprinkler system and fire alarm system.

Project Description

The Cimarron Hills Fire Protection District (CHFD) proposes to acquire the property and establish a governmental Fire Marshal Division & Fire Training Center.

The primary purpose of the proposed acquisition is driven by the sale of CHFD's property at 1835 Tuskegee Place, with final closing scheduled for November 5, 2026, the need for additional office space to accommodate personnel and the continued expansion of the District's Fire Marshal / Fire Prevention functions, and the need for a centralized, year-round firefighter training facility. The proposed facility will allow CHFD to consolidate these functions in a single location, provide the necessary space to support current and future personnel, and establish year-round training capabilities for both CHFD personnel and regional mutual-aid partners.

The existing office area would support Fire Marshal / Fire Prevention administrative functions, including fire and life-safety plan review, inspections, administration, and related District activities.

The existing warehouse/high-bay area would support equipment and training-prop storage, practical training, and other fire-service training activities. CHFD also proposes constructing an interior classroom within the existing high-bay area.

Please discuss the intent to submit a Site Development Plan when this structure is added to the site, pursuant to Section 5.3.3.M.2. which states:

- Site development plan review or site plan review is required before an application for a building permit can be authorized by the PCD. Site development plan or site plan review may be concurrent with the approval of location process; however, the final site development plan or site plan shall be modified by the applicant to reflect the conditions of approval.

Please also discuss the height of the proposed tower and how it complies with the zoning standards of the CS zone which has a height maximum of 45 feet.

Exterior portions of the property would be utilized for practical firefighter training and related training activities. CHFD also intends to acquire and install a future Lonestar Tactical Buildings Class-A firefighter training structure to support required annual firefighter training and provide additional training opportunities for CHFD and its regional mutual-aid partners.

The facility would not operate as a fire station and would not serve as a routinely staffed emergency-response deployment location.

The proposed use will allow CHFD to utilize an existing office/warehouse development for governmental administrative, public-safety, and firefighter-training purposes while maintaining the general character and physical development pattern previously approved for the property.

Existing Site Developments and Improvements

CHFD intends to utilize the existing County-approved development and infrastructure associated with PPR-2234 to the greatest extent practicable.

The previously approved Site Development Plan addresses the building location, primary site access, parking, utilities, fire hydrants, drainage infrastructure, detention facilities, landscaping, and general site circulation.

A Traffic Impact Study was completed by Wirenut in August 2023 as part of the existing development review. CHFD anticipates utilizing the existing access and circulation system for employees, instructors, students, District vehicles, and visitors associated with the proposed use.

Portions of the property are located within FEMA Flood Zone AE. The existing development associated with PPR-2234 has undergone El Paso County drainage and floodplain review. CHFD intends to utilize the existing approved drainage, detention, grading, and floodplain documentation to the greatest extent practicable and will coordinate any additional review required for future exterior training improvements or the proposed Class-A training structure.

Master Plan Conformance

The proposed project is in general conformance with the goals, objectives, and policies of the El Paso County Master Plan.

Discuss specifically the following Master Plan elements:

- Placetype: Employment Center
 - Area of Change: Transition
 - Key Area: Enclaves
- (see comments on the last page of this letter for a summary of each element)

The proposed Fire Marshal Division & Fire Training Center represents a public-safety and governmental use that will support the continued delivery of fire prevention, Community Risk Reduction, fire and life-safety services, and firefighter training within the Cimarron Hills Fire Protection District and surrounding region.

The facility will provide CHFD with a centralized location for Fire Marshal/Fire Prevention operations and year-round firefighter training while also providing opportunities for coordinated training with neighboring fire protection districts and regional mutual-aid partners.

The proposed use makes productive use of an existing approved office/warehouse development and associated infrastructure rather than requiring development of an entirely new site. The proposed administrative, training, storage, and public-safety functions are compatible with the existing office/warehouse character of the property and surrounding commercial/industrial development.

The project will strengthen CHFD's ability to provide fire prevention, code administration, Community Risk Reduction, firefighter training, and regional emergency-service preparedness as the District and surrounding areas continue to develop.



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Site Location, Site

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Please discuss traffic
A TIS was completed with PPR2234.
Discuss that the traffic generated from
the new use will be in conformance
with the previous traffic study.

Approval of Location

CHFD respectfully requests Approval of Location pursuant to C.R.S. §30-28-110 and Section 5.3.3 of the El Paso County Land Development Code for establishment of the proposed governmental Fire Marshal Division & Regional Fire Training Center at 6365 E. Platte Avenue.

CHFD's objective is to utilize the existing County-approved development to the greatest extent practicable while completing all land-use, building, drainage/floodplain, and other regulatory approvals applicable to the proposed governmental use and future training improvements.

Respectfully,



Thomas P. Joyce
Fire Marshal
Plans Examiner / Fire Inspector III
tjoyce@cimarronhillsfire.org
719-591-0960

Copied from the El Paso Master Plan for your convenience: (Please address compliance with each of these in your Master Plan discussion above.)

- Placetype: Employment Center

Employment Centers comprise land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses. The primary function of this placetype is to provide space for large-scale employers to establish and expand in El Paso County. They are typically located on or directly adjacent to Interstate 25 and/or other regional corridors to ensure business and employee access.

Proximity to other transportation hubs, such as Meadowlake Airport, and rail lines is also appropriate for an Employment Center. Uses in this placetype often require large swaths of land and opportunity to expand and grow to meet future needs and demands. Transitional uses, buffering, and screening should be used to mitigate any potential negative impacts to nearby residential and rural areas. Some Employment Centers are located in Foreign Trade, Commercial Aeronautical, and Opportunity Zones to help incentivize development.

Primary Uses: Light Industrial, Business Park, Heavy Industrial, Office
Supporting Uses: Commercial Retail, Commercial Service, Restaurant

- Area of Change: Transition

Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. For example, a failing strip of commercial development could be redeveloped with light industrial or office uses that result in a transition to an employment hub or business park. Another example of such a transition would be if a blighted suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing or commercial development of a larger scale in line with a commercial center.

- Key Area: Enclaves

Enclaves are areas of unincorporated El Paso County that are surrounded on all sides by an incorporated municipality, primarily the City of Colorado Springs but enclaves or near enclaves exist within or adjacent to other municipalities. The largest enclave is Cimarron Hills, an urbanized community with nearly 18,000 residents, but several smaller enclaves exist around other areas of Colorado Springs as well.

The majority of the enclaves are developed or partially developed in a manner that would require significant improvement for annexation. These include roadway improvements, storm water improvements and utility infrastructure upgrades. Most enclave areas are accessed by municipal roads, experience the impacts of urban stormwater runoff, or are otherwise served by one or more municipal utilities. The character and intensity of new development or redevelopment in these enclaves should match that of the development in the municipality surrounding it. Discussion with the City of Colorado Springs and other municipalities regarding the possible annexation of these areas should be continued and revisited regularly to explore means to finance improvements and service debt to make annexation a feasible consideration.