EL PASO COUNTY
COLORADO

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

TO: **El Paso County Planning Commission**
Timothy L. Trowbridge, Chair

FROM: **Lacey Dean, Planner**
Edward Schoenheit, Associate Engineer

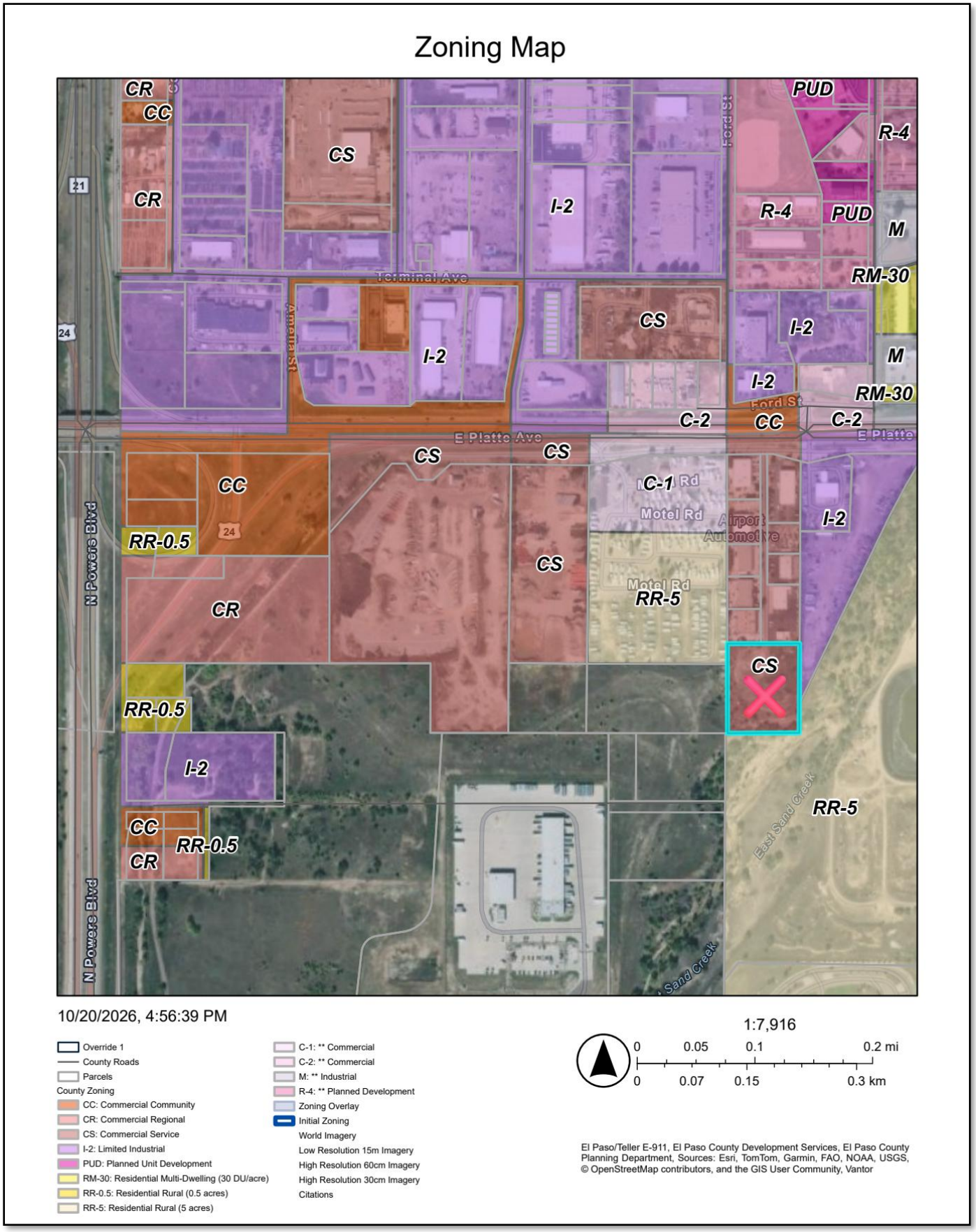
RE: **Project File Number: U262**
Project Name: 6365 East Platte Avenue – Convert Warehouse to a Fire Training Center
Parcel Number: 5418001005
Commissioner District: 4

OWNER:	**REPRESENTATIVE:**
Sand Lot 2 LLC 1411 Woolsey Heights Colorado Springs, CO 80915	Hammers Construction, Inc. 1411 Woolsey Heights Colorado Springs, CO 80915
Planning Commission Hearing Date:	**11/5/2026**

EXECUTIVE SUMMARY

A request by Hammers Construction, Inc. on behalf of the Cimarron Hills Fire Protection District for an Approval of Location to allow the conversion of an existing warehouse and office to a Fire Marshal Division and Fire Training Center. The CS (Commercial Service) zoned property is located on East Platte Avenue, approximately 3000 feet southwest of the intersection of Highway 21 and East Platte Avenue.

Vicinity/Zoning Map



A. AUTHORIZATION TO SIGN: There are no documents associated with this application that require signing.

B. APPROVAL CRITERIA

Section 5.3.3.J, Approval of Location, Review Standards, of the Land Development Code (as amended) states:

> *"The application for a public use, structure or utility is reviewed for conformity with the submittal and processing requirements included within this Code and Procedures Manual and for conformity with the adopted Master Plan."*

C. BACKGROUND

The subject property is located in the CS (Commercial Service) zoning district, with CS zoning to the north, RR-5 (Rural Residential) and I-2 (Light Industrial) zoning to the east, RR-5 zoning to the south, and RR-5 and City of Colorado Springs zoning to the west. Adjacent uses in the area include a Fed Ex freight warehouse, auto repair shops, an RV park, a contractors equipment yard, an art glass studio, and an archery range. The property was platted in 1997 as Lot 5 of the Clearway Subdivision (Plat No. 9674, PCD File No. SF96017). In 2022, a Site Development Plan for a warehouse/office was submitted for review. The project was approved and the building was constructed in 2026 (PCD File No PPR2234). The property will be purchased by Cimarron Hills Fire Protection District in October of 2026. The current owner has signed the application form for this Approval of Location. A request by Hammers Construction on behalf of Cimmaron Hills Fire Protection District was submitted on October 7, 2026, to initiate the conversion of the existing warehouse and office building to a Fire Marshal Division and Fire Training Center. Development is proposed to consist of the existing parking lot, the existing 17,000 square foot building, and a new Class-A firefighter training structure. The training structure is proposed to be developed at a later date and will require submittal and approval of a Site Development Plan prior to building permits being issued. The purpose of the conversion is for additional office space to accommodate personnel and the continued expansion of the District's Fire Marshal and Fire Prevention functions and the need for a centralized, year-round firefighter training facility.

ANALYSIS

1. Land Development Code Compliance

The request for an Approval of Location is reviewed for conformity with the requirements of the Land Development Code and conformity with the County Master Plan. Staff concurs that the proposed use complies with Section 5.3.3 of the Code regarding Approval of Location and C.R.S. 30-28-110. Provided the included conditions and notations are adopted.

2. Zoning Compliance

Section 5.3.3.C of the El Paso County Land Development Code (as amended) describes the applicability for the Approval of Location process as follows:

> *The Planning Commission is required to review and approve construction of or plans for the construction of any road, park, or other public way, ground, or space, public building or structure, or public utility, whether publicly or privately owned prior to the construction of any facility.*
>
> *The following projects require Approval of Location review to the extent they are not subject to Appendix B Guidelines and Regulations:*
>
> • *Public building where the building, facility or use provides or fulfills a governmental function the governmental unit is legally authorized to provide including publicly-owned jail or prison facilities;*

The applicant proposes to convert an existing warehouse and office building into a Fire Marshal Division and fire training center for the Cimarron Hills Fire Protection District. The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public. Pursuant to the Principal Use Table (Table 5-1) in the Land Development Code, the use of an "Emergency Facility, Public" is allowed by right. However, due to the proposed use supporting public service, the proposed development meets the applicability for an Approval of Location as identified above. Should the Approval of Location be approved, the applicant will be required to submit and receive administrative approval of a Site Development Plan prior to initiating construction of the proposed fire training structure.

D. MASTER PLAN COMPLIANCE

1. Your El Paso Master Plan

The scope of the project is located centrally in El Paso County. The Your El Paso Master Plan (2021) emphasizes the importance of response times for fire protection services in El Paso County. Specifically, Chapter 7, Page 92, of the Master Plan states:

> *Fire Districts are concerned about increasing response times due to continued development in far lying regions of the County. New development presents new challenges to existing fire and emergency service capacity. If development continues to occur in far lying areas, new fire and emergency facilities may need to be constructed to provide appropriate levels of service.*

According to data included on Page 10 of the Master Plan, El Paso County is projected to increase in population by roughly 256,000 by 2050, which represents an approximate 35% increase in population from 2019. Due to the County's rapidly growing population and projected future growth, the Master Plan recognizes the importance of improved fire response to support and sustain the population. Specifically, Chapter 7, Page 92, of the Master Plan states:

> *As the County continues to see an increase in population and development, the layout of the fire and emergency medical service (EMS) facilities have become an increasingly important factor in service capacity and response time.*

The proposed fire station is not expected to adversely change the character of the surrounding area, which is comprised of primarily industrial and commercial uses.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) 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.*

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.*

A finding of water sufficiency is not required with an Approval of Location; however, the subject property is located within Planning Region 5, Cherokee Metropolitan District Service Areas, which is not expected to experience significant growth demand in the County by 2060. Specifically, the Plan states:

"The District could consider expanding water and sewer service to growth areas outside of Region 5. No specific growth map was created for Region 5; these areas are shown in other maps."

The property is located within an area projected to be developed by 2040. The Plan identifies the current demands for Region 5 to be 4,396 AFY, with the projected need at build-out in 2040 at 6,468 AFY and the projected need at build-out in 2060 at 9,608 AFY. Region 5 currently has 4,849 AFY in supplies and is projected to have 10,131 AFY in supplies in 2060, which means by 2060, there is anticipated to be a surplus of 523 AFY.

The project proposes to repurpose an existing warehouse and office building in Region 5 as a new Fire Marshal Division and Fire Training Center for the Cimarron Hills Fire District and, therefore, results in a minor increase in water demand for the Region.

For more information regarding water providers to see the Water section below

3. Other Master Plan Elements

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

The Master Plan for Mineral Extraction (1996) identifies valley fill and coal in the area of the subject property.

E. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A Soils and Geology Report is not required for an Approval of Location; however, a review of El Paso County GIS data indicates no known geologic hazards exist on the site that would prohibit or otherwise impact development of the proposed fire station.

2. **Floodplain**: The southernmost portion of the property is located in a floodplain area as determined by a review of the FEMA Flood Insurance Rate Map number 08041C0754G, effective December 7th, 2018. The floodplain is contained in a surveyed regulatory floodway area that is zoned "AE" with base flood elevations. The floodway channel contains the East Fork of Sand Creek.

3. Drainage and Erosion

The property is located in the Sand Creek Drainage basin. Drainage basin and bridge fees are not applicable with the Approval of Location application and have been previously paid under prior Final Plat approvals. Drainage on the lot flows from north to south. A privately maintained detention pond will release stormwater flows into the Sand Creek channel. A Drainage Report was prepared by JPS Engineering. The drainage report concluded that the proposed development will not negatively impact adjacent and downstream properties. with respect to stormwater runoff.

4. Transportation

The property is located along East Platte Ave approximately a half mile east of Powers Boulevard/CO-21. East Platte Ave along this section is a principle arterial roadway that is maintained by CDOT. The property gains access to East Platte Ave from a CDOT frontage road and then a privately maintained access easement that service the commercial subdivision. A Traffic Impact study was previously prepared by LSC Transportation Consultants Inc that at the time

identified the development for use as a Specialty Trade Contractor commercial use. Based on that use the development was expected to generate 167 daily trips to the surrounding road network. An updated Traffic Memorandum will be required with a future Site Development Plan application with the proposed change in use. The property is subject to the El Paso County Road Impact Fee program under BoCC Resolution 25-337. No County public road improvements are proposed with the Approval of Location application.

F. SERVICES

1. Water

Water service will be provided by Cherokee Metro District facilities. The District was sent a referral, and they have no comments.

2. Sanitation

Wastewater service will be provided by Cherokee Metro District facilities. The District was sent a referral, and they have no comments.

3. Emergency Services

The property is within the Cimarron Hills Fire Protection District. The Approval of Location application is being submitted on behalf of the District; therefore, they have no objection and support the application.

4. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for an Approval of Location.

5. Schools

Land dedication or fees in lieu of school land dedication are not required for an Approval of Location.

G. APPLICABLE RESOLUTIONS

See attached resolution.

H. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

I. RECOMMENDED CONDITIONS AND NOTATION

Should the Planning Commission find that the request meets the criteria for approval outlined in Section 5.3.3 (Approval of Location) of the El Paso County Land Development Code (as amended), staff recommends the following conditions and notation:

CONDITIONS

1. Approval of a Site Development Plan by the Planning and Community Development Department is required prior to initiation of the proposed use and site improvements as depicted in the site plan Exhibit B and described within the letter of intent.

2. No substantial expansion, enlargement, or modification of the site development plan shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code (as amended).

3. Road Impact Fees, as outlined in Resolution 25-337, are applicable to the development and must be paid at the time of acquiring building permits.

NOTATION

1. Approval of Location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

J. PUBLIC COMMENT AND NOTICE

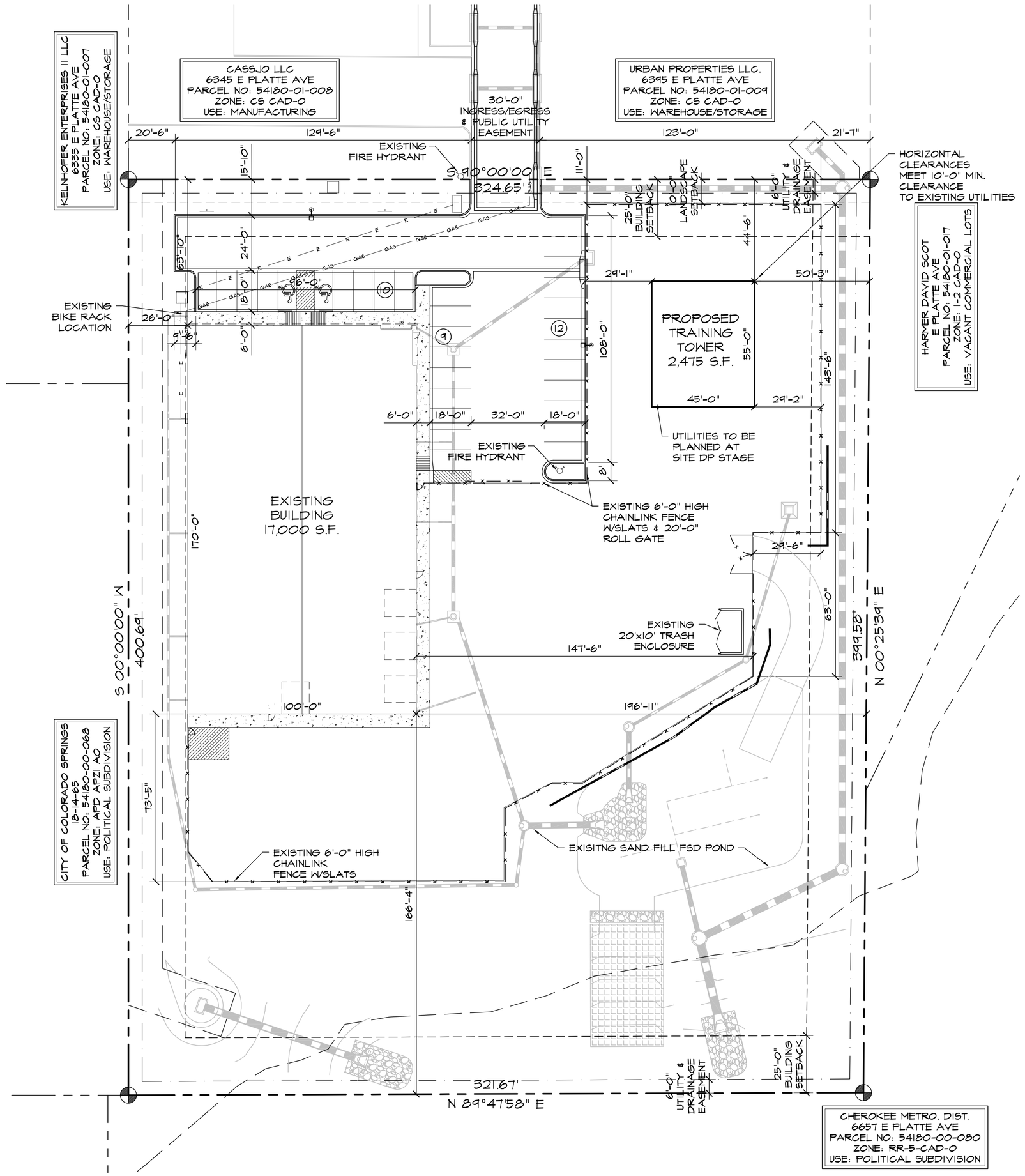
The Planning and Community Development Department notified 12 surrounding property owners on October 21, 2026, for the Planning Commission hearing. Responses will be provided at the hearing.

K. ATTACHMENTS

Site Plan Drawings

Letter of Intent

Draft Resolution



NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

1 SITE PLAN

SCALE: 1"=30'-0"

VICINITY MAP

NOT TO SCALE



PROJECT INFORMATION

PROPERTY INFORMATION

OWNER NAME:	STEVE HAMMERS 6365 E PLATTE AVE COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 5 CLEARWAY
PARCEL NUMBER:	54180-01-005
ZONING:	CS CAD-O
LOT SIZE:	129,304 SF (2.97 ACRES)
CURRENT USE:	OFFICE/WAREHOUSE
FLOODPLAIN STATEMENT: (FEMA)	ZONE X (MAP NO: 08041C0754G, DATED DECEMBER 07, 2018)

BUILDING INFORMATION

EXISTING BUILDING AREA:	17,000 SF
PROPOSED TONER AREA:	2,475 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE

ZONING CODE STUDY

EXISTING PRINCIPAL USE:	OFFICE & WAREHOUSE
PROPOSED USE:	FIRE TRAINING CENTER
STRUCTURAL COVERAGE OF LOT:	13%
PAVEMENT COVERAGE:	54%
EXISTING BUILDING STRUCTURAL HT.	20'-8"
PROPOSED BUILDING STRUCTURAL HT.	30'-0"
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0" (ADJACENT TO CS ZONE)
REAR YARD SETBACK:	25'-0"

REQUIRED PARKING SPACES

WAREHOUSE- 1/1000 SF 15,200 / 1,000 SF	15
OFFICE- 1/200 SF 1,800 / 200 SF	9
H.C.-1 SPACE/25 REQ'D	1
TOTAL PARKING SPACES REQUIRED:	25
TOTAL PARKING PROVIDED:	31
STANDARD SPACES PROVIDED	29
H.C. SPACES PROVIDED	2
BICYCLE SPACES REQUIRED:	4
LOADING SPACE PROVIDED (SEE DETAIL 2/2 FOR DIMENSIONS)	1 (14'x18')

DEVELOPMENT SCHEDULE

CONSTRUCTION:	SUMMER 2023
LANDSCAPING:	SPRING 2024

DEVELOPMENT APPLICANT

COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., 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
- PHONE EASEMENT
- GAS LINE
- ELECTRICAL LINE
- ACCESS EASEMENT
- NEW CHAINLINK FENCE
- STORM SEWER LINE
- RETAINING WALL
- SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.

PROPERTY CORNER · SIGN · EXISTING FIRE HYDRANT · TRAFFIC FLOW · PROPOSED LIGHT POLE · PROPOSED FIRE HYDRANT · WALL PACK LIGHTING · ELECTRICAL TRANSFORMER

PCD DIRECTOR APPROVAL

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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SAND LOT 2, LLC WN

FIRE DIST. BUILDING

6365 E PLATTE AVE.

COLORADO SPRINGS, CO 80915

EL PASO, COLORADO

DATE: OCT. 6, 2026
DRAWN BY: J.CANTERBERRY
PROJ. MNGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1280

RESUBMITTALS:
1. 10-16-26 COMMENTS 10-14-26

1 of 1

SITE PLAN

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, Community Risk Reduction, public education, code administration, and related District activities.

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

Proposed Fire Training Structure – Height and Zoning Conformance

CHFD proposes to utilize portions of the exterior property at 6365 East Platte Avenue for practical firefighter training and related emergency-service activities. As part of the proposed use, CHFD intends to acquire and install a future Lonestar Tactical Buildings Class-A Fire Training Structure, measuring approximately 55 feet long x 45 feet wide x 30 feet high, to support required annual firefighter training opportunities.

The property is zoned CS (Commercial Service), which permits a maximum building height of 45 feet. The proposed training structure, at 30 feet in height, is 15 feet below the maximum permitted height, thereby conforming to the CS zoning district's stated height limitation.

The proposed structure will complement the existing approved office/warehouse development, maintain compatibility with surrounding commercial and industrial uses, and support CHFD's long-term firefighter training and emergency-service preparedness objectives.

The proposed training structure complies with the stated 45-foot height limitation of the CS zoning district, subject to applicable County review and approval of the structure and associated site improvements.

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.

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.

Traffic Impact and Conformance with Previously Approved Development Plan (PPR2234)

CHFD intends to utilize the existing County-approved development and infrastructure associated with PPR2234, including the established site access, parking, and internal circulation, to the greatest extent practicable.

A Traffic Impact Study (TIS) was completed by LSC Transportation Consultants, Inc., dated August 10, 2023, for the previously approved WireNut development. The study evaluated approximately 167 daily vehicle trips, including 28 morning and 32 afternoon peak-hour trips.

The proposed CHFD Fire Marshal Division and Training Center will generate substantially less routine traffic than the previously studied use. The Fire Marshal Division will consist of three employees working five days per week, with approximately two to three public visitors weekly. Training activities may involve two CHFD fire engines and their assigned crews up to seven days per week, depending on scheduling, weather, and operational availability. A Battalion Chief and other Chief Officers may also periodically utilize the facility.

Based on the anticipated staffing, visitor activity, and scheduled training operations, CHFD anticipates that traffic generated by the proposed use will remain within the trip-generation assumptions evaluated in the August 2023 Traffic Impact Study, without requiring modifications to the existing approved site access or circulation system.

CHFD requests that El Paso County recognize the previously completed Traffic Impact Study under PPR2234 as the basis for evaluating the proposed change in use, subject to County review and concurrence.

Master Plan Conformance

The proposed CHFD Fire Marshal Division and Fire Training Center at 6365 East Platte Avenue is in general conformance with the goals, objectives, and policies of the El Paso County Master Plan, specifically the Employment Center Placetype, Enclaves Key Area, and Transition Area of Change designations.

1. **Placetype – Employment Center**
   The proposed facility is consistent with the Employment Center designation by utilizing an existing County-approved office/warehouse development (PPR2234) for governmental administrative offices, fire prevention operations, firefighter training, and associated storage. These functions are compatible with the surrounding commercial and industrial uses and support regional employment, public safety, and emergency-service preparedness without substantially changing the established development character.

2. **Key Area – Enclaves**
   The project supports the Enclaves designation by strengthening essential public-safety services within the urbanized Cimarron Hills community and surrounding region. CHFD will utilize existing approved site access, utilities, drainage infrastructure, and other improvements, minimizing additional infrastructure demands while maintaining compatibility with surrounding development and established service areas.

3. **Area of Change – Transition**
   The proposed use supports the Transition designation through the adaptive reuse of an approved commercial office/warehouse development as a centralized Fire Marshal Division and Fire Training Center. This transition represents a compatible change in use that maximizes existing infrastructure, supports long-term community needs, and enhances regional firefighter training capabilities without requiring substantial redevelopment of the property.

The proposed facility is consistent with the intent of all three Master Plan designations by promoting efficient use of existing development, maintaining compatibility with surrounding land uses, and expanding essential fire prevention, Community Risk Reduction, and emergency-service training capabilities for CHFD and its regional mutual-aid partners.

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