



CIMARRON HILLS FIRE DEPARTMENT

1835 Tuskegee Place

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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,

A handwritten signature in black ink, appearing to read 'T. P. Joyce', with a stylized flourish at the end.

Thomas P. Joyce
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