



November 10, 2020

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**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 Northwest Quarter of Section 28, Township 15 South, Range 65 West of the 6<sup>th</sup> P.M., El Paso County, 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 proposed fire station site is 1.211 acres in size and part of the larger 18.52 acre unplatted parcel having 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).

**Request and Justification:**

The request is for Approval of Location for a new Security Fire Protection Fire District fire station facility on the above stated 1.211-acre parcel provided in Section 5.3.3 of the El Paso County Land Development Code. This Approval of Location application is associate with a Site Development Plan and Subdivision Exemption applications 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.

*Engineers • Surveyors*  
*1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736*  
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This application meets the Review Standards as contained in Chapter 5 (Section 5.5.3) of the El Paso County Land Development Code (2019). Approvals of Location are reviewed for conformity with the submittal and processing requirements and for conformity with the Master Plan.

1. The proposed Approval of Location application conforms to the El Paso County Land Development Code and Master Plan. This application is being considered concurrently with the administrative Site Development Plan application and Subdivision Exemption Application to ensure compliance with site development standards in the code and the subject land parcel is secured in accordance with the Land Development Code. Master Plan compliance is demonstrated below:

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 5.1*** *Maintain a land use environment which encourages quality economic development that is compatible with surrounding land uses.*

***Policy 5.1.1*** *Encourage economic development that enhances a sense of community, provides vigor to the economy and considers the environment while contributing to the overall health of the County.* The new fire station at this location promotes a greater sense of security in the neighborhood and greater well-being by providing real improvements to emergency response times. The presence of adequate emergency response in the County encourages quality development and expanding economic opportunities in the area.

***Goal 6.1.b*** *Support growth and development in the unincorporated County in a manner which reasonably limits long term public costs, provides for the development of supporting infrastructure, preserves environmental quality, provides economic opportunities, and otherwise enhance the quality of life.*

***Policy 6.1.1*** *Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.* The new fire station at this location constitutes supporting infrastructure necessary for public safety in the area. The location is across the collector street from a residential neighborhood, but directly adjacent to property that is zoned CS CAD-O and likely to be developed with commercial uses in support of the surrounding neighborhood.

***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 location is not contained within the boundaries of any effective small area plan.

The proposed fire station location 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 fire station location 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 fire station location 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 fire station location 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.

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