
MOUNTAIN SPLENDOR SERVICES

PROJECT STATEMENT

APRIL 2018 (REVISED AUGUST 2018)

REQUEST

N.E.S. Inc. on behalf of Dan Combs/Mountain Splendor Services requests approval of the following application(s):

1. Minor Site Development Plan

LOCATION

The subject site is located off of Maine Lane, south of Adventure Way. The site is primarily accessed from Woodmen Road at Black Forest Road and Adventure Way to Maine Lane. Maine Lane is a private unpaved road. A Driveway Permit has been provided with this request.

The property is located in El Paso County ("County") and is zoned Agricultural, A-5. The site is approximately 5 acres. Surrounding land use and zoning include the following:

- North: A-5 (County) – Residential / Similar Business
- West: A/AO (City) – Residential / Similar Business. The property to the west was annexed in to the City of Colorado Springs in 2005/2006
- East: RR-5 (County) – Residential
- South: PUD (City) – Residential. The lots to the south are part of the Quail Brush Creek subdivision.



PROJECT DESCRIPTION

The property received Variance of Use approval by the Board of County Commissioners on February 6, 2018 in accordance with Resolution No. 18-079. As part of the conditions of approval, the Owner was required to submit a site development plan for review and approved by the Planning and Community Development Department. This Minor Site Development Plan request addresses the existing improvements on the site including structures, landscaping, lighting, and signage. The attached Site Plan graphically depicts the limits of the existing operation.

Existing Structures

Below is a brief summary of the existing structures on-site.

- Single-family residence which is used by Mountain Splendor Services as the main office. Built in 1972.
- Pole Barn used for general related vehicle maintenance and business related storage. Built 2000.
- Two greenhouse structures used for landscape planting storage. Installed in approximately 2002.
- One semi-trailer and storage container use for irrigation related storage materials. Brought on-site by Applicant in 2015.
- Landscape storage bins for mulch, rock, and other landscape material. Installed by Applicant in 2015.
- Two (2) 32' x 8' water tanks. Brought on-site by Owner 2017 and both will be removed off site by June 2018.

The Owner has been working with Pikes Peak Regional Building (PPRB) regarding obtaining the necessary building permit. Elevation for the main residence/office and pole barn have been provided. Neither structures exceed the maximum building height in the A5 zone district.

Landscaping

The property is almost entirely encompassed within a 4' existing barb wire fence, except along Maine Lane. Pursuant to Resolution No. 18-079, the Board of County Commissioners approved that in lieu of a 6' opaque privacy fence along the southern property boundary, the Owner shall install 15 10' tall Austrian pines as visual screening in addition to the existing 11 deciduous trees (crabapple and cottonwood trees) and 1 existing pine tree, for a total of 27 trees. The Owner has installed the required Austrian pines. A Landscape Plan for the site has been provided.

Site Lighting

A Lighting Plan has been provided which illustrates the existing site lighting. On-site lighting includes:

- Standard residential lighting is on the residential/office structure in front and back;
- Storage/Workshop Building Lighting:
 - There are two lights on the east side of the building that are only switched on during loading of landscape materials and equipment as needed. These lights are used short term and are not left on for an extended duration. These lights can be adjusted as necessary.
 - On the south side of the building, there are four lights.
 - The one light adjacent to the door is similar to residential lighting.
 - The single light at the very top of the overhead door is a dusk to dawn light. It is for security purposes. It does not spill into the adjacent properties. This light can be adjusted as needed.

- The other two lights immediately adjacent to the overhead door are similar to the lighting on the east side of the structure. They are switched on during loading of landscape materials and equipment. These lights are not left on for an extended duration. These lights can be adjusted as necessary.

There is no additional site lighting on the property. Based on the minimal existing lighting on-site, a photometric lighting study has not been conducted.

Pursuant to Resolution No 18-079, a condition of approval indicated that “security lighting shall be limited to that in existence at the time of approval of the variance of use. No additional lighting, excluding standard wall mounted entry lighting, shall be installed without prior approval by the Board of County Commissioners of an amended variance of use application.” No additional lighting is proposed on-site.

Water/Wastewater

Water is provided to the site by an individual well. A copy of the well permit issued for the site in April 1983 has been provided. Water quality testing results have been provided. Water use on the property is for the office use and irrigation of the tree nursery. The irrigation system was installed by the previous owner by the wholesale nursery business approximately 12 years ago.

Sanitation is provided on the site by an on-site wastewater system. Septic Verification provided by Drexel, Barrel & Company has been attached. Pursuant to Resolution No. 18-079, a condition of approval is “no vehicular traffic and/or parking or storage of construction equipment, materials, or supplies shall occur over the existing onsite wastewater treatment systems components.”

Drainage and Erosion

The site is located in the Sand Creek drainage basin. No additional grading or site development is proposed at this time. The Final Drainage Report prepared by Drexel, Barrell, & Co. dated September 30, 2017, indicates that “The change in zoning use of the property, will not adversely affect surrounding or downstream developments.” This report has been provided.

Signage

An existing entrance sign is located on the northwest corner of the property adjacent to Maine Lane. This sign is flagstone and is appropriately 8' long, 2' high and about 6' wide. A Sign Plan has been provided and approved.