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March 26, 2024

El Paso County Development Services
2880 International Circle
Suite 110
Colorado Springs, CO 80910

SUBJECT: 8815 Hot Mix Heights Development Plan

8815 Hot Mix Heights is a storage site located east of Vollmer Road between Alzada Drive and Carah Dawn View.

Owner information:

HW Diesel Enterprises, LLC
125 S Chestnut St
Colorado Springs, CO 80905
(719) 634-0298
hunter@billsequipment.com
Assessor's Parcel No.: 5233002011
Existing zone: I-3 CAD-0

History:

This site is a developed section of land located in the north eastern portion of unincorporated Colorado Springs. According to the County Master Plan, the site falls within the Falcon Residential Priority Development area. It is worth noting that this area was in use as an Industrial site since the 50's, with the gas plant, concrete plant, asphalt contracting, and more.

There is an existing storage site at the property.

The site is surrounded on all sides by other plots of developed land. To the south and east are residential type lots. To the north and west are Industrial/commercial style lots, used in a similar manner as this lot.

Request and Justification:

Per the county's request, a Development Plan is required for the site as one has never been done. The use has not and will not change for the site.

Site Utilities:

As the site is a storage site only, water and sewer are not required. There is an existing well which services the site but is unnecessary due to the site's use. Existing electric utilities are in place and provided by Mountain View Electric. The site does not require gas utilities.

Traffic Generation:

There will be no new traffic generation as a result of this Development plan; traffic for the site will continue at its current peak hour rates of 37 in and 5 out (morning); 5 in and 40 out (afternoon), per the Transportation Impact and Access Analysis prepared for the Barbarick Subdivision by LSC Transportation Consultants, dated 3-17-06. Nothing is changing about the current businesses, no new grading, building or anything else that would increase the traffic generated for the site. The only thing that is changing is the creation of a Development Plan as one had never been created for it in the first place, and a new fence, requested by the county, to be placed between the site and the adjacent residential development. Therefore, an updated Transportation Impact Study (TIS) is not required for the project.

EPC Road Impact Fee Computation:

Based on the information you have provided us, the following is computed as the appropriate fee.

47,451.82 sf @ \$725.00/1000 SF = \$34,402.57

Note that this fee will be paid directly to PCD Department

Applicability with the County Land Development Code:

A Development Plan has never existed for this site. Per request of the County Attorney’s Office, we are preparing a Development Plan for the site so that the site will be in compliance with County code. We are requesting an Alternative Landscape Plan for the lot. This commercial use site has existed decades before the adjacent residential lots were subdivided (or the houses constructed). We are asking specifically that Code Section 6.2.2 (D) (2), be waived. We do not have 15’ buffer and ask not to plant one tree every 25’. The adjacent, residential lots have a 6’ vinyl fence along the shared boundary. This leaves a 10’ wide strip of ground between said vinyl fence and this site’s barbed wire fence. We are asking the County to waive any landscaping for the 10’ strip as long as the 6’ vinyl fence is in place. We will add a 6’ vinyl fence on the remainder of the lot, where there is none on the residential side. This will allow the site to comply with Code Section 6.2.2 (D) (2) (c); 6’ opaque fencing. We understand that if the residential properties remove the 6’ vinyl fence then this site will need to turn in and comply with a landscaping plan that meets current County criteria. Nothing about the site is changing, barring a new fence that is to be placed between the site and the adjacent residential properties.

Proposed Improvements:

The County has requested that a new, 6’ vinyl fence be built between the business and the adjacent residential properties, where one does not now exist. No other improvements are required, proposed, or otherwise planned at this time.

We ask that El Paso County grant the request to approve a Development Plan for this site as one has never been on file.

Please contact our office with any questions, thank you

Oliver E. Watts, Consulting Engineer, Inc.

By: _____
Dylan J. Watts, Authorized Representative