

HOLLY WILLIAMS STAN VANDERWERF CAMI BREMER

COMMISSIONERS: MARK WALLER (CHAIR) LONGINOS GONZALEZ, JR. (VICE-CHAIR)

> PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 8, 2021

County File: OAR21106

Re: Patriot Park Commercial PUD Zone Change - CPC PUZ 21-00167

To: Daniel Sexton; Daniel.Sexton@coloradosprings.gov

Planning Division

Planning Division has no comments.

Reviewed by: Kylie Bagley, Planner II kyliebagley@elpasoco.com

Engineering Division

PCD engineering has no comments.

Per the submitted drainage report, storm water runoff is conveyed to private ponds that are within and outfall in the City of Colorado Springs (Space Center Drive and Sand Creek). No drainage impacts anticipated to properties within unincorporated El Paso County in the vicinity of the project.

The site is located within the City of Colorado Springs, southwest of the intersection of Powers and Galley. Access to the site is from a City maintained roadway (Space Center Drive). Per the submitted traffic generation analysis, the trip generation for the site is in general compliance with previous traffic studies for the development area. It does not appear that the development will have a negative impact to County transportation infrastructure.

reviewed by: Daniel Torres danieltorres@elpasoco.com

County Engineer (Public Works)

Additional comments may be provided by the County Engineer.

Kylie Bagley, Planner II El Paso County Development Services 2880 International Circle, Colorado Springs, CO, 80910 (719) 520-6323

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