



March 9, 2020

El Paso County
Planning and Community Development
Nina Ruiz
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE:

Dear Nina,

The Copart comment letter dated September 11, 2019 and subsequent referral documents from the referral period are responded to in the following document. Comments are included as bold italicized font and responses in standard text.

EPC Health Department

- ***The water quality basins must have mosquito control responsibilities included as a part of the construction design and maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.***

Response: Noted, mosquito control responsibilities will be implemented in construction design.

USAFA Base Planner

- ***No Comments***

Colorado Springs Fire Department

- ***No Comments***

PCD Engineering Division

- ***No Comments***

Pikes Peak Regional Building Department

- ***No Comments***

EPC Environmental Service

- ***No Comments***

Colorado Springs Airport

- ***An Avigation Easement or proof of previous filing (book/page or reception number) is requested for the site development plan submittal.***

Response: Acknowledged, the existing Avigation Easement is uploaded.

- ***If use of temporary construction equipment will exceed 50 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities.***

Response: Noted, at the time we do not anticipate exceeding 50 feet with construction equipment. Instruction will be provided on the construction plans so coordination can happen during the construction phase.

Colorado Springs Utilities

- **No Comments**

El Paso County Conservation District

- ***Topsoil should be stripped to a depth of 6 inches and all stockpiles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs. /acre. All disturbed areas should be reseeded between the planting dates of Nov. 1-April 30th. Grass seed should be drilled at a depth of ¼ to ½ inch deep. Your plan mentioned using a native seed mix but it appears just for ornamental planting only. Your soils in the disturbed area is a Sandy Foothill range site. Please utilize the attached El Paso County CD Native Shotgun mix and recommended seed rates that was developed and approved by a NRCS Rangeland Management Specialist for best results for your site.***

Response: Acknowledged, added to general notes and Native Shotgun mix will be utilized in seed areas, see updated Landscape Plan.

PCD Project Manager

- ***The property is not within a fire district. The applicant should consider annexation into a fire district or a formalized agreement for a fire district to serve this property in the event of an emergency. Fire protection provisions are tied to the following review criteria: The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner. Should fire protection not be provided, staff would need to point out this deficiency in the staff report and at public hearing. If you have already established a mutual aid agreement, please provide a copy.***

Response: We have received the will serve letter from the fire district and it is included with this submission.

- ***Please identify how water and sanitation will be provided. If by centralized service, please provide a will serve letter.***

Response: Noted, Colorado Centre Metro District will supply water to the site. The will serve letter is included with this submission.

- ***Based upon the proposed use, there may be impacts to the County roadway system. Please provide a haul route. A traffic study will also further inform those impacts and will assist in determining that impacts are/can be mitigated properly. The resubmission request will be updated.***

Response: Acknowledged, the traffic study is uploaded.

- ***Should the request be approved, a site development plan will also be required.***

Response: Noted, will be prepared at the appropriate time.

- ***You have filled out the incorrect application. As discussed at the EA meeting, this application will be elevated to a public hearing. Please fill out the type D application and resubmit.***

Response: Acknowledged, new application has been filled out and submitted.

- ***The vicinity map does not show a major intersection in relation to the subject parcel. Please zoom out a bit to show a broader extent.***

Response: Acknowledged, Vicinity map has been updated to show major roadways.

- ***Staff highly recommends hosting a neighborhood meeting with those within the vicinity to let them know what is being proposed. Staff feels as though this will be advantageous to the applicant so that they may discover what concerns those in the area may have prior to the item being scheduled for a hearing. Staff recommends that you notify all those in the area, as the adjacent property owners are not residential and may not have the same concerns.***

Response: Acknowledged, the neighborhood meeting will be scheduled and conducted following the review of this second submittal.

- ***You have not provided a mineral right certification. Please view the mineral rights certification found in the special use packet, fill out, notarize, and resubmit.***

Response: The mineral rights certification has been filled out, notarized, and submitted.

- ***The grayed version of the photo simulations provides a distorted view. Please provide versions without the shading. Photo #4 does not seem to show the full extent of the property but only the closest boundary.***

Response: Acknowledged, Simulation has been updated to show views without shading.

- ***The special use map checklist identifies the minimum amount of information that is to be provided. You have not included the boundary description of the subject parcel. Please add. There is a dashed line going through the property, but it has not been identified what that dashed line represents.***

Response: Noted, the map has been updated to show the new location of the building and entrances and the dashed line has been identified.

- ***Be aware that a fence over 7' in height is considered a structure that must meet all setback requirements and obtain a building permit.***

Response: 8' fence meets the setback requirements on the North and East sides of the property, the rest of the fence has been reduced to 7' in height.

- ***Please provide a better graphic of what the fence will look like. A photograph of an example along with the fence detail may help staff determine if the fencing will be compatible with the surrounding area.***

Response: A photograph of the fence material as well as an additional detail of the fence have been added to the landscape plan.

- ***Your landscaping plan shows that you will be providing less landscaping than what is required. Section 6.2.2 allows the PCD Director to approve an alternative landscape plan. The PCD Director will not be supportive of an alternative landscaping plan that decreases the amount of landscaping required. As discussed at the EA, mitigation and screening will be a critical component in the review of this proposal. As discussed in the EA, staff recommends that the applicant provide more screening than what the LDC requires in Chapter 6 for permitted uses. Staff does not feel as though the proposed screening adequately addresses the potential visual/glare impacts from the large 80-acre storage area on surrounding properties due to there being a gentle slope to the parcel.***

Response: Acknowledged, landscape plan has been updated to meet the required tree amount, see Landscape Plan. To address the glare impacts from the site, Copart conducted an in house glare study for the project site and additional graphics have been created to address the effects of the glare, the direction in which the glare will be directed, and how much of the site you will see from the areas of concern. From these studies, the orientation of the vehicles within the site will be directed North/South to minimize the glare effects to the East. These graphics are uploaded with the submittal.