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August 23, 2022

County File: OAR2287

Re: Trailers Direct Express Rezone and Site Plan - Submittal 3

To: Debbie Flynn ; Dflynn@tomgov.org

Planning Division

Note that El Paso County does not have land use authority over property within the City of Colorado Springs; however, it is recommended that the development follow these regulations for this site to ensure that proper measures are taken to ensure compatibility between the proposed use within the City and the existing neighborhood and surrounding properties in the County.

El Paso County LDC §6.2.2(D)(2) requires a Buffer Between Non-Residential and Residential Districts Separated by a Non-Arterial Road or Public Alley.

- (1) **Where Required.** A buffer is required along the road-side lot, parcel, or tract line of any non-residential use where the use is separated from a residential zoning district by a non-arterial road or public alley.
- (2) **Depth and Planting Standards.** The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 15 feet of the road frontage. A minimum of $\frac{1}{3}$ of the trees shall be evergreen trees.
- (3) **Opaque Fence or Wall Required.** An opaque fence or wall with a minimum height of 6 feet is required along the inside edge of the required buffer when the area immediately adjacent to the 15 foot buffer is used as a service corridor for loading, maneuvering or storage. If the area is used for parking, the required parking lot screening shall be applicable.
- (4) **Minimum Ground Covering Required.** The required buffer area shall require a ground cover at maturity with a minimum of 75% living plant materials. Bark, wood chips, rock, stone, or other natural landscape material shall be used as a non-living ground cover. Areas of a required buffer not covered in approved living ground cover material shall be covered in an approved non-living ground cover.

El Paso County LDC Section 6.3.8 Wetlands

- (1) **Reductions of Impacts and Avoidance.** Wetlands offer important wildlife habitat, improve surface water quality, and are often indicators of significant natural hazards. When developing a lot, tract or parcel, wetlands should be incorporated into the design of the project or avoided when practical. Storm drainage system design should consider the presence of wetlands and limit impacts that can result from flow volumes, flow rates, and water quality entering a wetland.
- (2) **Removal of Wetlands.** If a wetland must be removed to facilitate the development of a lot, tract or parcel, mitigation should be considered and may be required by the BoCC or other agencies including replacement wetlands.
- (3) **Other Local, State and Federal Standards.**

- a) **Compliance with Recommendations of USACOE.** Proposed development shall comply with the requirements of the USACOE. The applicant should consult with USACOE prior to submission of a development application when wetlands are present on the subject property. USACOE input shall be reflected in design of the project.

Reviewed by: Ashlyn Mathy, Planner I
Ashlynmathy2@gmail.com

Engineering Division

Reviewed by:
Staff requests a copy of the traffic report noted in the application packet.

Reviewed by:
Gilbert LaForce, PE
gilbertlaforce@elpasoco.com

County Engineer (Public Works)

Additional comments may be provided by the County Engineer.

Ashlyn Mathy, Planner I
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