


**EL PASO COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission  
 Brian Risley, Chair**

**FROM: Ryan Howser, Planner II  
 Lupe Packman, EI Engineer I  
 Craig Dossey, Executive Director**

**RE: Project File #: U-21-001  
 Project Name: Colorado Springs Utilities Approval of Location  
 Parcel No.: 53294-00-005**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
City of Colorado Springs PO Box 1575 Colorado Springs, CO 80901	Burns and McDonnell 9785 Maroon Circle, Suite 400 Colorado Springs, CO 80112

**Commissioner District: 2**

Planning Commission Hearing Date:	11/18/2021
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**EXECUTIVE SUMMARY**

A request by Colorado Springs Utilities for an approval of location to allow for a gravel staging area to provide materials to support Colorado Springs Utilities infrastructure projects. The property is zoned RR-5 (Rural Residential) and is located approximately 900 feet west of the North Carefree Circle and Marksheffel Road intersection and is within Section 29, Township 13 South, Range 65 West of the 6<sup>th</sup> P.M. A concurrent application is under review for approval of a site development plan.

**A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION**

**Request:** A request by Colorado Springs Utilities for an approval of location to allow for a gravel staging area to provide materials to support Colorado Springs Utilities infrastructure projects. The approval of location application is made pursuant to



C.R.S. § 30-28-110 and Section 5.3.3 of the El Paso County Land Development Code (2021).

**Waiver(s)/Deviation(s):** There are no waivers requested with the approval of location.

**Authorization to Sign:** There are no documents associated with this application that require signing.

**B. PLANNING COMMISSION SUMMARY**

**Request Heard:**

**Recommendation:**

**Waiver Recommendation:**

**Vote:**

**Vote Rationale:**

**Summary of Hearing:**

**Legal Notice:**

**C. APPROVAL CRITERIA**

Section 5.3.3.J, Approval of Location, Review Standards, of the Land Development Code (2021) states:

“The application for a public use, structure or utility is reviewed for conformity with the submittal and processing requirements included within this Code and Procedures Manual and for conformity with the adopted Master Plan.”

**D. LOCATION**

North: RS-6000 (Residential Suburban)

South: I-2 (Limited Industrial)

East: PUD (Planned Unit Development)

West: RR-5 (Residential Rural)

Single-Family Residential  
El Paso County Department of  
Public Works

Single-Family Residential  
Colorado Springs Utilities Natural  
Gas

**E. BACKGROUND**

The 9.58-acre property was zoned A-1 (Agricultural) on September 20, 1965, when zoning was first established for this area of the County. Due to subsequent changes in the nomenclature of the Land Development Code, the A-1 zoning district has been renamed to the RR-5 (Residential Rural) zoning district. The property is located within the boundaries of the Pronghorn Meadows Sketch Plan, which was originally approved by the Board of County Commissioners on January 24, 2002 (PCD File

No. SKP-01-002). The Sketch Plan depicts this parcel as “City of Colorado Springs Gas Department.”

The property was created by deed on April 2, 2004. Section 1.13.2, Final Plat to be Filed Before Building Permit Issued, of the Code states:

“No building shall be erected, nor shall any building permit be issued within a subdivision before the final plat has been approved by the BoCC and filed for recording with the Clerk and Recorder, except as otherwise provided in this Code.”

The applicant’s letter of intent states no structures are proposed in association with the staging area but that the use will include the storage of sand, soils, rock, rip rap, and other similar materials as well as fencing to screen the area from view. There is no requirement included within the Code or within State Statute that precludes a use from being initiated that does not require construction of a building on a property that has not been divided pursuant to the County Subdivision regulations.

Section 1.15 of the Code defines an “Approval of Location” as:

“[T]he process authorized by CRS §30-28-110(1) whereby the Planning Commission reviews and approves the location and extent of any road, park, public way, ground or space, public building or structure, or public utility (whether publicly or privately owned and constructed).”

The proposed staging area will be owned and operated by Colorado Springs Utility; therefore, the proposed development qualifies as an approval of location per the Code. A concurrent application is under review for approval of a site development plan to allow for the improvements associated with the staging area.

## **F. ANALYSIS**

### **1. Land Development Code Analysis**

The request for approval of location is reviewed for conformity with the requirements of the El Paso County Land Development Code and for conformity with the County Master Plan. Staff finds that the proposed use complies with Section 5.3.3 of the Land Development Code regarding approval of location and C.R.S. 30-28-110, with the recommended conditions and notations.

### **2. Zoning Compliance**

The parcel is zoned RR-5 (Residential Rural). The dimensional standards of the RR-5 zoning district are as follows:

Minimum Lot Size: 5 acres  
Minimum Setback: 25 feet on all sides  
Maximum Height: 30 feet  
Maximum Lot Coverage: 25 percent

Section 5.4.3.C.3. of the Code states:

“Public or Quasi-Public Utility Buildings not subject to standards: Utility buildings or facilities owned by a governmental, quasi-governmental or public entity are not subject to the development standards of the respective zoning district but are instead governed by the standards of the approval of location, site development plan, or site plan submitted with the development application.”

Public buildings are exempt from the dimensional standards. No structures are proposed in association with the approval of location, however, the site plan submitted in association with the approval of location depicts the material staging areas will meet all of the underlying zoning district dimensional standards.

### **3. Master Plan Analysis**

#### **a. Your El Paso Master Plan**

Your El Paso Master Plan (2021) establishes the vision for the County’s future based on the needs of the current population and anticipated growth and provides strategies needed to achieve that vision as growth and change occur. The Plan is comprehensive both in scale and scope, influencing the entire County with recommendations related to a range of topics. In addition, Your El Paso Master Plan is intended to promote the community’s vision, goals, objectives, and policies; establish a process for orderly growth and development; address both current and long-term needs; and provide for a balance between the natural and built environment.

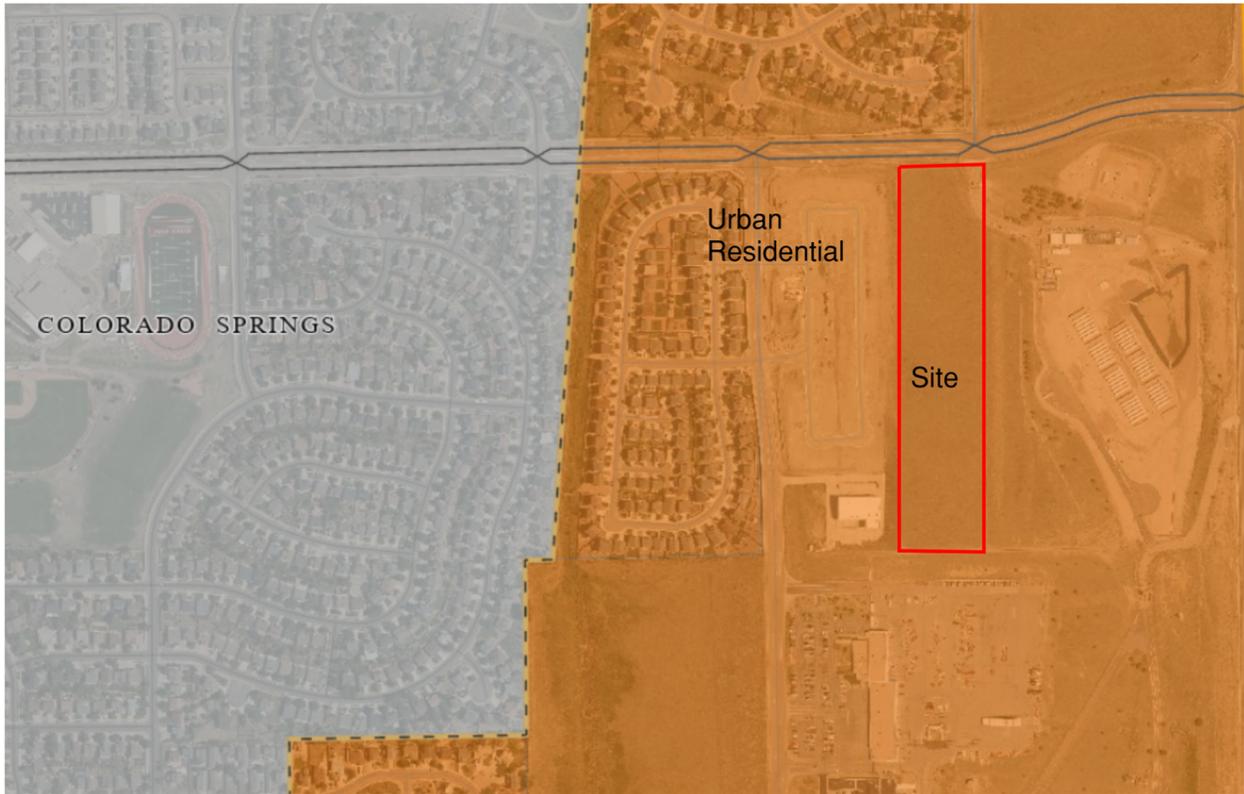
The following is an analysis of the Plan as it applies to the application being considered with a specific focus on Chapter 3, Land Use, including identifying Key Area influences and the applicable Areas of Change and Placetype designations as well as the applicable Core Principles, Goals, Objectives, and Specific Strategies of the Action Matrix included in Chapter 14, which is the Implementation chapter of the Plan.

i. **Place Type:** Urban Residential

**Place Type Character:**

“The Urban Residential placetype consists of established neighborhoods immediately adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available. The Urban Residential placetype provides for a mix of development densities and housing types within a neighborhood. Urban Residential placetypes generally support accessory dwelling units as well. The dense urban development and high intensity of existing Urban Residential areas make it difficult to distinguish them from adjacent incorporated areas. The development of an Urban Residential placetype will strongly depend upon availability of water and wastewater services.

An interconnected network of pedestrian and bicycle infrastructure make Urban neighborhoods walkable internally and well-connected to adjacent placetypes. Highly accessible parks and open space are integrated throughout the neighborhood. Neighborhood-serving retail areas in this placetype should be conveniently connected and accessible to residents of the nearby neighborhood. Commercial uses should be located along main or perimeter streets rather than imbedded within primarily residential areas. Cimarron Hills is the most prominent example of this placetype.”



**Recommended Land Uses:**

Primary

- Single-family Detached Residential (5 units/ acre or more)
- Single-family Attached Residential
- Multifamily Residential

Supporting

- Mixed Use
- Restaurant
- Commercial Retail
- Commercial Service
- Institutional
- Parks
- Office

**Analysis:**

The parcels are designated as being within the Urban Residential placetype. A supporting land use within the Urban Residential

placetype is “Institutional” type uses. The Code defines “Institutional Use” as:

“A general term meant to encompass a variety of public and quasi-public uses such as educational facilities, religious institutions, hospitals, libraries, cemeteries and various governmental facilities.”

The relevant goals and objectives are as follows:

Goal LU1: Ensure compatibility with established character and infrastructure capacity.

Goal CFI3: Ensure adequate provision of utilities to manage growth and development.

Objective CFI3-2: Promote urban level development in areas served by centralized utilities.

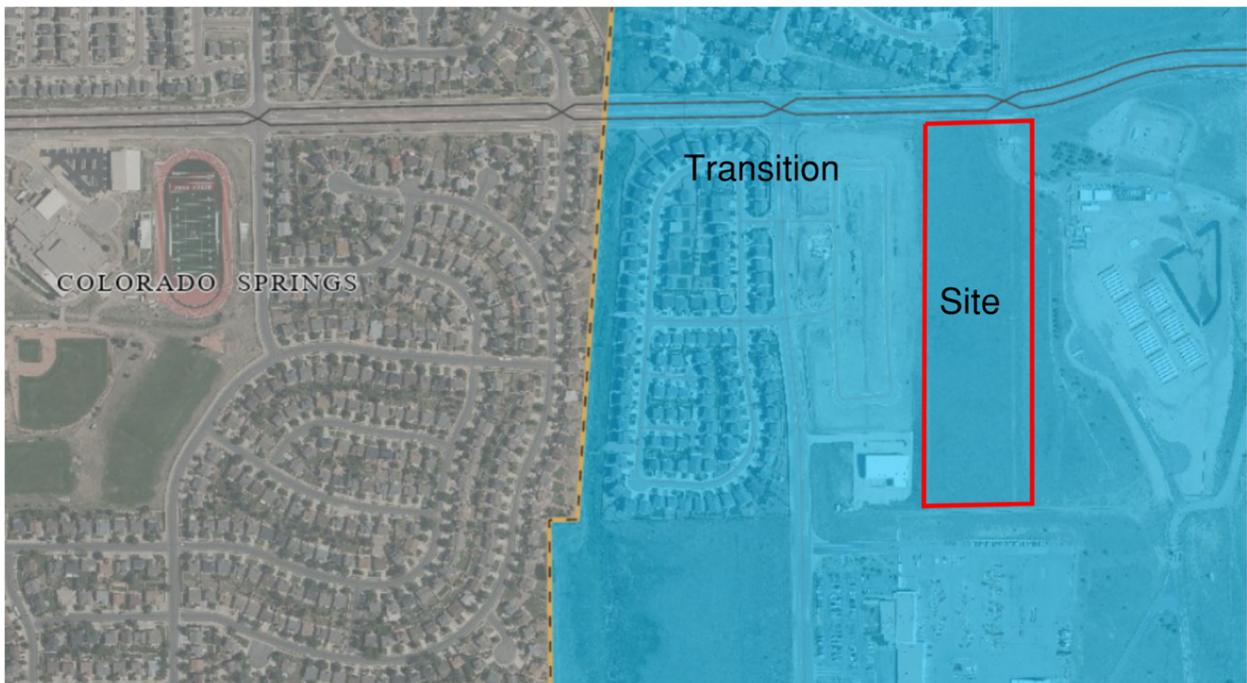
Objective CFI1-1: Continue to develop and establish strong relationships and coordination with partner agencies to ensure they are not, or even perceived to be, operating in a silo.

Per the applicant’s letter of intent, “The gravel staging area will be used daily to quickly access materials and for emergency repairs when supporting the Northeast portion of their service territory. The new Northeast gravel staging area will encompass approximately 5 acres for storing sand, soils, rock, rip rap, and other like materials. This will not be a production site; it is a storage yard for quick access to materials when working on projects in the Northeast part of Colorado Springs.” The proposed staging area will be utilized by Colorado Springs Utilities personnel, therefore, the proposed use may be considered a governmental or quasi-governmental facility. The staging area can be considered an institutional use and is not anticipated to negatively impact the character of the Urban Residential placetype, particularly in the context of the specific location being proposed.

This area of the County is included within the Urban Residential Placetype area and is anticipated to experience significant growth. The applicant's letter of intent states that in order to provide service to this area of the County, they require a staging area in this Area. The staging area will allow Colorado Springs Utilities to continue to expand their service area and support existing urban level services.

ii. **Area of Change Designation: Transition**

“Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. For example, a failing strip of commercial development could be redeveloped with light industrial, or office uses that result in a transition to an employment hub or business park. Another example of such a transition would be if a blighted suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing or commercial development of a larger scale in line with a commercial center.”



The Transition area is expected to experience significant growth and ongoing changes in land use. The staging area will allow Colorado Springs Utilities to continue to serve this area of the

County and allow for expansion of the service area, which will support the additional growth.

**iii. Key Area Influences: Enclaves**

The description of the Enclaves Key Area states:

“Enclaves are areas of unincorporated El Paso County that are surrounded on all sides by an incorporated municipality, primarily the City of Colorado Springs but enclaves or near enclaves exist within or adjacent to other municipalities. The largest enclave is Cimarron Hills, an urbanized community with nearly 18,000 residents, but several smaller enclaves exist around other areas of Colorado Springs as well.

The majority of the enclaves are developed or partially developed in a manner that would require significant improvement for annexation. These include roadway improvements, stormwater improvements and utility infrastructure upgrades. Most enclave areas are accessed by municipal roads, experience the impacts of urban stormwater runoff, or are otherwise served by one or more municipal utilities. The character and intensity of new development or redevelopment in these enclaves should match that of the development in the municipality surrounding it. Discussion with the City of Colorado Springs and other municipalities regarding the possible annexation of these areas should be continued and revisited regularly to explore means to finance improvements and service debt to make annexation a feasible consideration.”

The Enclaves Key Area recognizes the need for improvements to utility infrastructure. The staging area will allow Colorado Springs Utilities to expand and improve the infrastructure and associated urban services within the service area.

**4. Water Master Plan Analysis**

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

**Goal 1.1** – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

**Policy 1.1.1** – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

**Goal 1.2** – *Integrate water and land use planning.*

**Goal 3.6** – *Develop and maintain partnerships with water providers.*

The property is located within Planning Region 5 (Cherokee Metropolitan District Service Area) of the Plan. The Plan identifies the current centralized water provider water supply demands for Region 5 to be 4,396 acre-feet per year (AFY) (Figure 5.1) with the projected need in 2040 at 6,468 AFY (Figure 5.2) and at build-out in 2060 at 9,608 AFY (Figure 5.3). Region 5 currently has 4,849 AFY in supplies, and by 2060 Region 5 is expected to have 10,131 AFY in supplies, resulting in an anticipated surplus of 523 AFY (Table 5-2). Region 5 consists of areas served by Cherokee Metropolitan District and is not expected to experience significant growth by 2060 due to the area being mostly built out.

Water and wastewater services for the property are provided by Cherokee Metropolitan District. No structures are proposed in association with the use, however, the applicant is anticipated to utilize a water truck to mitigate any dust issues.

## **5. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Community Service Department, Environmental Services Division, was sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits in the area of the subject parcels.

The El Paso County Parks Master Plan (2013) does not identify any parks or trails on the subject parcel.

Please see the Transportation section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

A soils and geology report is not required for an approval of location.

### **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. The El Paso County Community Services Department, Environmental Services Division, was sent a referral and has no outstanding comments.

### **3. Floodplain**

FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0543G, effective December 7, 2018, shows the property is located outside the 500-year floodplain (Zone X).

### **4. Drainage and Erosion**

This parcel is in the Sand Creek (FOFO4000) drainage basin, which is studied and is part of the Drainage Basin Fee Program. Drainage and bridge fees are not applicable to approvals of location. In addition, drainage and bridge fees will also not apply to the concurrently reviewed subdivision exemption application.

A drainage report is under review with the concurrent site development plan application (PCD File No. PPR-21-050). The drainage report addresses both drainage and erosion impacts that may be caused by the proposed fire station as well as appropriate mitigation of those impacts. Approval of a grading and erosion plan will be required with the associated site development plan application.

### **5. Transportation**

A Traffic Impact Memo may be required with the site development plan for this project due to the staging area generating 100 trips on an average weekday. The property will have primary access from North Carefree Circle, which is a County-maintained roadway.

The El Paso County Major Transportation Corridors Plan Update (MTCP) (2016) identifies North Carefree Circle in the roadway improvement project list to become a Minor Arterial. This development does not warrant the need to upgrade North Carefree Circle to this final condition.

The development is subject to the El Paso County Road Impact Fee Program (Resolution No. 19-471). The fee amount will be determined at the final land use

approval or driveway access permit, whichever comes second. The land use of public/ institutional according to the Road Impact Fee Schedule will be used to determine fees.

## **H. SERVICES**

### **1. Water**

Water service will be provided by Cherokee Water District. The District was sent a referral for the approval of location request and has no outstanding comments.

### **2. Sanitation**

Wastewater service will be provided by Cherokee Sanitation District. The District was sent a referral for the approval of location request and has no outstanding comments.

### **3. Emergency Services**

The property is within the Falcon Fire Protection District. The District was sent a referral for the approval of location request and has no outstanding comments.

### **4. Utilities**

Electrical service is provided by Colorado Springs Utilities.

### **5. Metropolitan Districts**

The property is located within the boundaries of Cherokee Metropolitan District.

### **6. Parks/Trails**

Land dedication and fees in lieu of park land dedication are not required for an approval of location.

### **7. Schools**

Land dedication and fees in lieu of school land dedication are not required for an approval of location.

## **I. APPLICABLE RESOLUTIONS**

Approval            Page 11

Disapproval        Page 12

## **J. STATUS OF MAJOR ISSUES**

There are no major outstanding issues.

## **K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission find that the request meets the criteria for approval outlined in Section 5.3.3 of the El Paso County Land Development Code (2021), staff recommends the following conditions and notations:

### **CONDITIONS**

1. No substantial expansion, enlargement, or modification of the facility, as depicted on the approval of location site plan and the associated site development plan, shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The applicant shall be required to receive approval from the Planning and Community Development Department of a site development plan prior to commencement of construction on the site.
3. The proposed use shall comply with all requirements of the El Paso County Land Development Code and all County, State, and federal regulations except for those portions varied by this action.
4. The applicant shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at the final land use approval or driveway access permit, whichever comes second. The land use of public/ institutional according to the Road Impact Fee Schedule will be used to determine fees.

### **NOTATION**

1. Approval of location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

## **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified fourteen (14) adjoining property owners on November 3, 2021, for the Planning Commission meeting. Responses will be provided at the hearing.

## **M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Site Plan

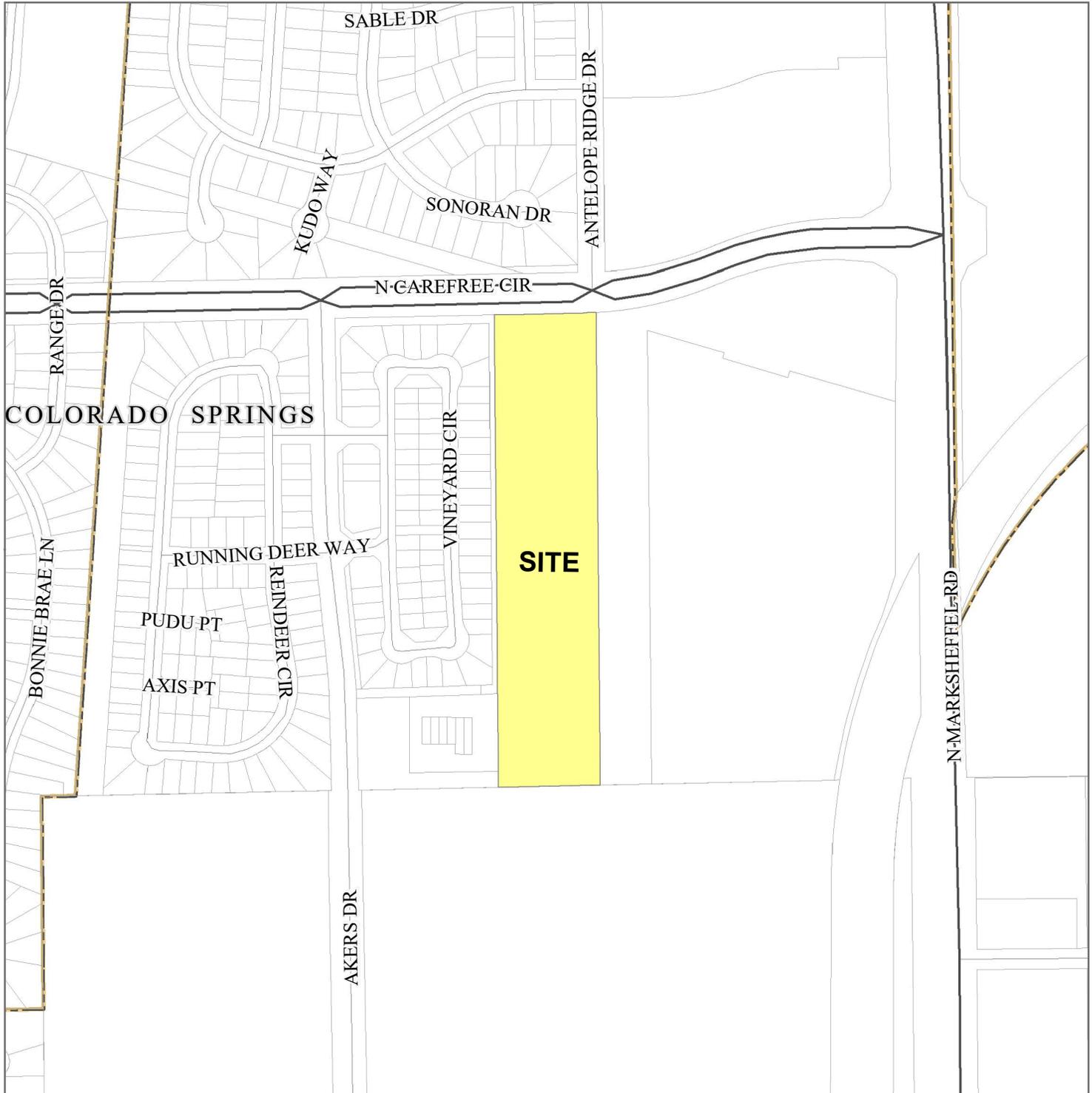
# El Paso County Parcel Information

**PARCEL**  
5329400005

File Name: U-21-001

Zone Map No. --

Date: November 3, 2021



Please report any parcel discrepancies to:  
El Paso County Assessor  
1675 W. Garden of the Gods Rd.  
Colorado Springs, CO 80907  
14 (719) 520-6600



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November 4, 2021

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

Re: PCD File No. U-21-001

Letter of Intent for Colorado Springs Utilities Northeast Gravel Staging Area

Dear Planning Staff,

Burns and McDonnell is submitting this Letter of Intent on behalf of Colorado Springs Utilities (Utilities) in accordance with the requirements of the El Paso County Approval of Location application. The proposed project consists of the construction of a gravel staging area west of the Utilities' existing Gas Propane Air Plant (GPAP). The new staging area will be used to quickly access materials when working on projects in the northeastern portion of Colorado Springs. Additional project details are provided below.

### **Applicant and Consultant**

The Applicant and Consultant contact information is as follows:

#### Applicant

Colorado Springs Utilities  
456 West Fontanero Street  
Colorado Springs, CO 80907  
Contact: Clint Barden  
Telephone: 719-668-4735  
Email: [cbarden@csu.org](mailto:cbarden@csu.org)

#### Consultant

Burns & McDonnell  
9785 Maroon Circle, Suite 300  
Centennial, CO 80112  
Contact: Derek Holscher  
Telephone: 303-474-2204  
Email: [dholscher@burnsmcd.com](mailto:dholscher@burnsmcd.com)

### **Site Location, Size and Zoning**

The proposed site for the gravel staging area is located at 7723 Carefree Circle North, adjacent to Utilities' existing GPAP near the intersection of Carefree Circle North and Marksheffel Road (Parcel Numbers 5329400005 and 5329400015). Please see the Vicinity Map for the site location (Attachment 1). Parcel 5329400005 is approximately 9.5 acres. The staging area will reside on the northern portion of the parcel, on approximately 5 acres. The total area of land disturbance

will be 6 acres. Current zoning is residential rural, RR-5. There are no Utilities easements on the parcel.

### **Request and Justification**

Utilities is expanding the existing Briargate substation, located at the John Pinkerton site (East Woodmen Road and North Powers Blvd.), into the adjacent parcel that currently contains Utilities' Northeast gravel staging area. As a result of the substation expansion, Utilities is looking to relocate their Northeast gravel staging area from the existing John Pinkerton site to the property west of Utilities' GPAP. The gravel staging area will be used daily to quickly access materials and for emergency repairs when supporting the Northeast portion of their service territory. The new Northeast gravel staging area will encompass approximately 5 acres for storing sand, soils, rock, rip rap, and other like materials. This will not be a production site; it is a storage yard for quick access to materials when working on projects in the Northeast part of Colorado Springs.

### **Master Plan Analysis**

The project is located in unincorporated El Paso County within an urban enclave key area surrounded by the City of Colorado Springs. The enclave is primarily residential but also includes commercial, institutional and industrial land uses. As is typical for urban enclaves, the area is accessed by municipal roads, is impacted by urban stormwater runoff, and is served by one or more municipal utilities. Further, the project is located within a transition area of change that is currently fully developed but may significantly change in the future to better support the community. Finally, the project is located in an urban residential placetype characterized by established neighborhoods adjacent to dense urban neighborhoods in incorporated areas as well as new residential neighborhoods where centralized utility services are available. The project falls within the supporting land uses commonly located in the urban residential placetype.

The character and intensity of the project matches that of similar development within the surrounding key area and the City of Colorado Springs. The project supports the urban residential placetype by providing infrastructure to ensure reliable electric service to residential and commercial customers in Northeast Colorado Springs. The staging area will be hidden from public view with required setbacks and screening from pedestrian paths and adjacent residences. The facility will be located adjacent to Utilities' GPAP site to take advantage of existing infrastructure as detailed in the following section. Utilities will continue to coordinate with local and regional agencies, including El Paso County, to ensure adequate utilities are provided as the area grows and develops.

### **Existing and Proposed Facilities, Structures, and Roads**

The existing site is undeveloped. A 7-foot-tall chain link fence with an additional 1-foot outrigger with barbed wire currently bounds the north and west property lines; additional new fencing is proposed along the east and south property lines. The existing paved driveway off Carefree Circle North that is currently used to access the GPAP, will also be used to access the gravel staging

area. This driveway is currently gated and will remain as such. A new asphalt driveway and an associated tracking pad will be constructed off the existing driveway to accommodate vehicles accessing the staging area. A new gate will be constructed at the entrance to the staging area (Gate 1) and an additional gate will be constructed along the existing driveway for entrance into the GPAP (Gate 2). The gates will be located on Parcel Number 5329400015.

Utilities is proposing to place a storage/shipping container on the site to be used as a scale house. Please see the Elevation Plan section below for dimensions. The scale house will not be occupied. The scale house and the associated scale will be located on the eastern portion of the site. Please refer to the Site Plan Drawing (Attachment 2) for additional site details and dimensions.

### **Elevation and Floor Plans**

The only structure proposed for the site is the scale house. The storage/shipping container proposed for this purpose will be 8 feet wide by 20 feet long by 8 feet high. Please see the attached Floor Plan for a schematic of the storage/shipping container (Attachment 3).

### **Traffic Information**

Approximately 15 light trucks currently enter the GPAP per day. Additionally, the GPAP receives propane deliveries twice a year, resulting in four trucks entering the site per day for a full week each time. Utilities anticipates a minimum of two vehicles entering the gravel staging area per day. These vehicles will primarily be dump trucks and semi-trucks hauling materials. Based on this data, Utilities anticipates a minimum of 120 to a maximum of 200 vehicles per week entering the combined staging area and GPAP site. All traffic will enter the site from the east and will leave the site heading east towards Marksheffel Road. Site distance will not change with the addition of the staging area site. No site distance impacts are anticipated because the staging area will be accessed via an existing driveway. Utilities is not proposing any signs along Carefree Circle North.

In accordance with Engineering Criteria Manual, Appendix B.1.2.D, a Traffic Impact Study is not required for this project. The following criteria are met:

- 1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10;
  - Utilities anticipates daily vehicle trip-end generation of less than 100. Specifically, Utilities anticipates a minimum of two vehicles entering the gravel staging area per day and a minimum of 120 to a maximum of 200 vehicles per week entering the combined staging area and GPAP site.
- 2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways;
  - Utilities is not aware of any additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways near the project.
- 3) The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends;

- Approximately 15 vehicles currently enter the existing GPAP per day. Utilities anticipates a minimum of two vehicles entering the gravel staging area per day. This increase in the number of vehicular trips will not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends.
- 4) The change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property;
  - The type of vehicles entering the staging area will be similar to the type of vehicles that currently enter the adjacent GPAP site, and they will all use the same access driveway off N. Carefree Circle.
- 5) Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained;
  - The LOS on adjacent public roadways, accesses, and intersections will be maintained and will not change significantly with the addition of vehicles entering the staging area.
- 6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems; and
  - Utilities is not aware of any roadway or intersection in the immediate vicinity of the project with a history of safety or accident problems. Utilities contacted the El Paso County Sherriff's Office for accident data but did not receive a response at the time of this submittal.
- 7) There is no change of land use with access to a State Highway.
  - This project will not result in a change of land use with access to a State Highway.

## Waiver Request and Justification

Utilities consents to the waiver of the 30-day requirement as defined in the El Paso County Land Development Code Section 5.3.3.H.5 for the Approval of Location action as requested by El Paso Planning and Community Development Department to allow sufficient time for the notice and scheduling of the Planning Commission Hearing.

If you have questions regarding the material included in this Letter of Intent or the application materials, please contact me at [dholscher@burnsmcd.com](mailto:dholscher@burnsmcd.com) or 303-474-2204.

Sincerely,



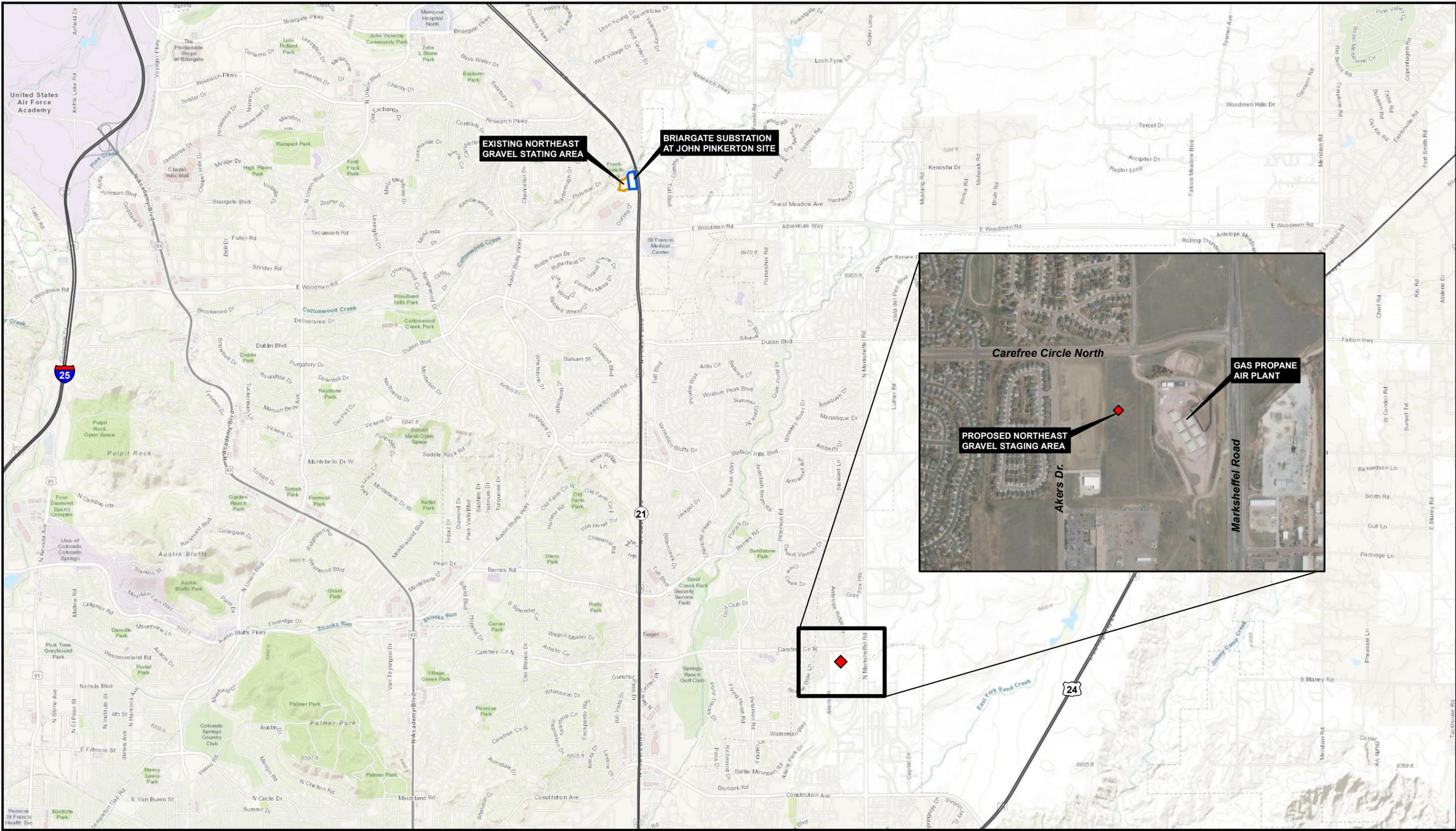
Derek Holscher  
Project Manager



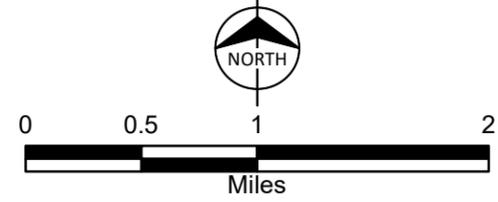
Attachments:

1. Vicinity Map
2. Site Plan Drawing
3. Floor Plan

**ATTACHMENT 1 – Vicinity Map**



- Briargate Substation at John Pinkerton site
- Existing Northeast Staging Area
- ◆ Briargate Staging Area Relocation Site



**GRAVEL STAGING AREA  
RELOCATION**  
**BRIARGATE SUBSTATION**  
 COLORADO SPRINGS UTILITIES  
 COLORADO SPRINGS, CO

**ATTACHMENT 2 – Site Plan Drawing**

# PROJECT DATA

OWNER:  
 COLORADO SPRINGS UTILITIES  
 CLINT BARDEN, PROJECT MANAGER  
 PHONE: 719-668-4735  
 EMAIL: CBARDEN@CSU.ORG

APPLICANT:  
 BURNS AND MCDONNELL  
 DEREK HOLSCHER  
 PHONE: 303-474-2204  
 EMAIL: DHOLSCHER@BURNMCD.COM

PLAN PREPARER:  
 COLORADO SPRINGS UTILITIES  
 CLINT BARDEN, PROJECT MANAGER  
 PHONE: 719-668-4735  
 EMAIL: CBARDEN@CSU.ORG

PROPERTY ADDRESS:  
 PARCEL 5329400005  
 NORTH CAREFREE CIR  
 COLORADO SPRINGS, CO 80922

PROPERTY TAX SCHEDULE NUMBER:  
 TAX EXEMPT FOR PARCELS 5329400005 AND 532940015

LEGAL DESCRIPTION:  
 TR OF LAND IN SE4 SEC 29-13-65 DES AS FOLS: COM AT SE COR OF SD SEC 29 FROM WHICH THE S4 COR BEARS S 89°43'48" W 2634.93 FT, S 89°43'48" W 994.51 FT TO SW COR OF TR CONV IN BK 5686-146 & FOR POB, TH CONT S 89°43'48" W 300.02 FT, N 00°27'02" E 1391.73 FT, N 89°42'22" E 262.43 FT TO A POC TO L, TH ELY ALG ARC OF CUR TO L HAVING A RAD OF 1060.00 FT A C/A OF 02°01'59" AN ARC DIST OF 37.61 FT WHICH CHORD BEARS N 88°41'22" E 37.61 FT, S 00°27'02" W 1392.52 FT TO POB

LOT/PARCEL SIZE:  
 9.58 ACRES

LOT AREA COVERAGE CALCULATION:  
 5.00 ACRES COVERAGE  
 9.58 TOTAL ACRES  
 52% LOT AREA COVERAGE

EXISTING/PROPOSED LAND USE AND ZONING:  
 EXISTING - RR-5 CAD-0 POLITICAL SUBDIVISION  
 PROPOSED - RR-5 CAD-0 POLITICAL SUBDIVISION

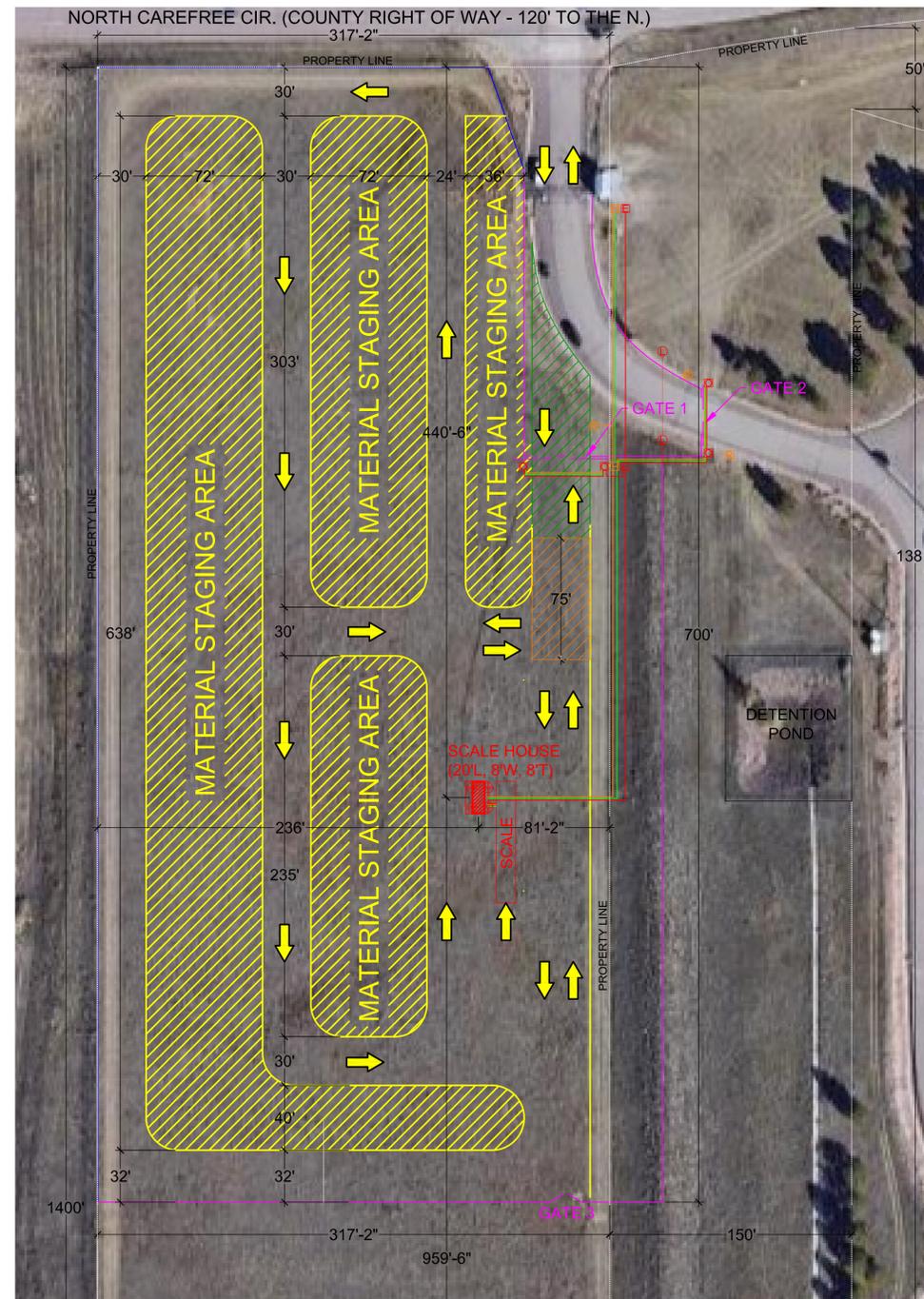
TOTAL GROSS BUILDING SQUARE FOOTAGE:  
 SCALE HOUSE - 160 SQ. FT.

OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE PERCENTAGE:  
 OPEN SPACE - 0.00 ACRES  
 LANDSCAPING - 4.58 NATURAL GRASSES  
 IMPERMEABLE - 00.25 ACRES

DENSITY AND TOTAL NUMBER OF DWELLING UNITS (RESIDENTIAL):  
 N/A

PARKING COMPUTATIONS:  
 REQUIRED - 0  
 PROVIDED - 0  
 ACCESSIBLE - 0

- NOTES:
1. ADA: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
  2. THE CITY OF COLORADO SPRING (COLORADO SPRINGS UTILITIES CURRENTLY OWNS PARCELS 5329400005, 5329400015, AND 5329400014. CURRENTLY UTILITIES USES THE THREE PARCELS IN CONJUNCTION WITH EACH OTHER FOR STORM WATER RETENTION AND ACCESS. THE MATERIAL STAGING YARD STOCK PILES WILL BE LIMITED TO PARCEL 5329400005.
  3. NO EXISTING EASEMENTS EXIST ON PARCELS 532940005, 5329400014, AND 532940015.



## PROPOSED STAGING YARD

SCALE: 1" = 50'-0"



## VICINITY MAP

SCALE: NONE

## SYMBOLS

- ELECTRICAL PANEL
- HOFFMAN BOX
- GATE OPERATOR
- LIGHT POLE (15 FT. TALL, 62,235 LUMENS)
- CARD READER PEDESTAL
- WALL PACKS (7 FT. TALL, 7,200 LUMENS)
- DIRECTION OF TRAFFIC

## LEGEND

- NEW ASPHALT
- TRACKING AREA
- MATERIAL STAGING AREA
- NEW UNDERGROUND ELECTRICAL
- NEW UNDERGROUND LOW VOLT
- NEW UNDERGROUND SPARE CONDUIT
- NEW FENCE LINE (7' TALL)
- EXISTING FENCE LINE (7' TALL)



FACILITIES DEPARTMENT  
 404 FONTANERO  
 BUILDING 456 MAIL CODE 1260  
 COLORADO SPRINGS, CO 80947-1260  
 PHONE: 719-668-8888  
 FAX: 719-668-2888  
 www.csu.org

# COLORADO SPRINGS UTILITIES 2021 NE GRAVEL STAGING AREA RELOCATION

7723 NORTH CAREFREE CIRCLE  
 COLORADO SPRINGS, COLORADO

2	REVISION 1	11/6/2021
1	DESIGN	4/28/2021
#	Revision	Date

Designed By CB  
 Checked By S.E.  
 Reviewed By  
 WO #  
 Schedule/Tax #: 532400005  
 Status

# C1.01

SITE DEVELOPMENT PLAN

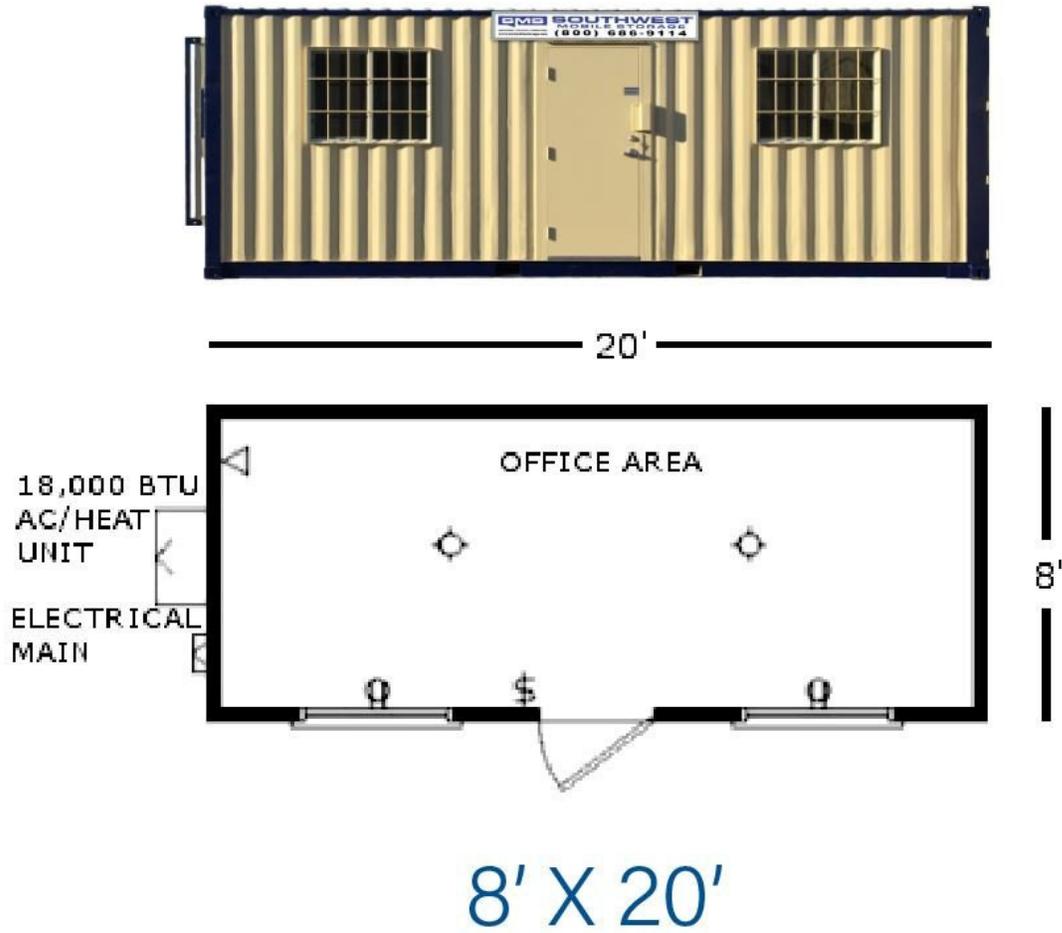
PCD File No. U-21-001 and PPR-21-050  
 Colorado Springs Utilities NE Gravel Staging Area  
 Site Development Plan Checklist

Items with an X are included on the site development plan; those marked N/A do not apply to the project.

Graphic scale	X
Vicinity map showing the property in relation to the surrounding area	X
Location of the property lines, right-of-way, and all existing and proposed easements	X
Dimensions of all property lines	X
The building footprint for all structures depicted and labeled to include the proposed use(s), floor area, and height. The setbacks of all building footprints dimensioned from all property lines.	X
Location and height of all fences, walls, or berms	X
Location and dimensions of all existing and proposed signs	N/A
Traffic circulation including all points of ingress/egress into the property	X
The layout and location of all off-street parking, loading and other vehicular use areas	X
Location of all ADA parking spaces, ramps, pathways, and signs	N/A
Location, height and intensity of all outdoor illumination	X
Location of all no-build areas, floodplain(s), and drainage facilities	X
Location and screening of all dumpster(s) and loading dock areas	N/A
Standard details of parking (compact, ADA, standard), ADA ramps, driveways, and signs	N/A
Location of all existing and proposed utility lines and associated infrastructure	X
Existing/proposed land use, parcel size, and zoning	X
Percent of open space, landscaping, and lot coverage	X
Computation identifying the required parking and the provided parking	N/A

ATTACHMENT 3 – Floor Plan

Scale House Floor Plan: 8' wide x 20' long x 8' high Open Bay Container



# PROJECT DATA

**OWNER:**  
 COLORADO SPRINGS UTILITIES  
 CLINT BARDEN, PROJECT MANAGER  
 PHONE: 719-668-4735  
 EMAIL: CBARDEN@CSU.ORG

**APPLICANT:**  
 BURNS AND MCDONNELL  
 DEREK HOLSCHER  
 PHONE: 303-474-2204  
 EMAIL: DHOLSCHER@BURNMCD.COM

**PLAN PREPARER:**  
 COLORADO SPRINGS UTILITIES  
 CLINT BARDEN, PROJECT MANAGER  
 PHONE: 719-668-4735  
 EMAIL: CBARDEN@CSU.ORG

**PROPERTY ADDRESS:**  
 PARCEL 5329400005  
 NORTH CAREFREE CIR  
 COLORADO SPRINGS, CO 80922

**PROPERTY TAX SCHEDULE NUMBER:**  
 TAX EXEMPT FOR PARCELS 5329400005 AND 532940015

**LEGAL DESCRIPTION:**  
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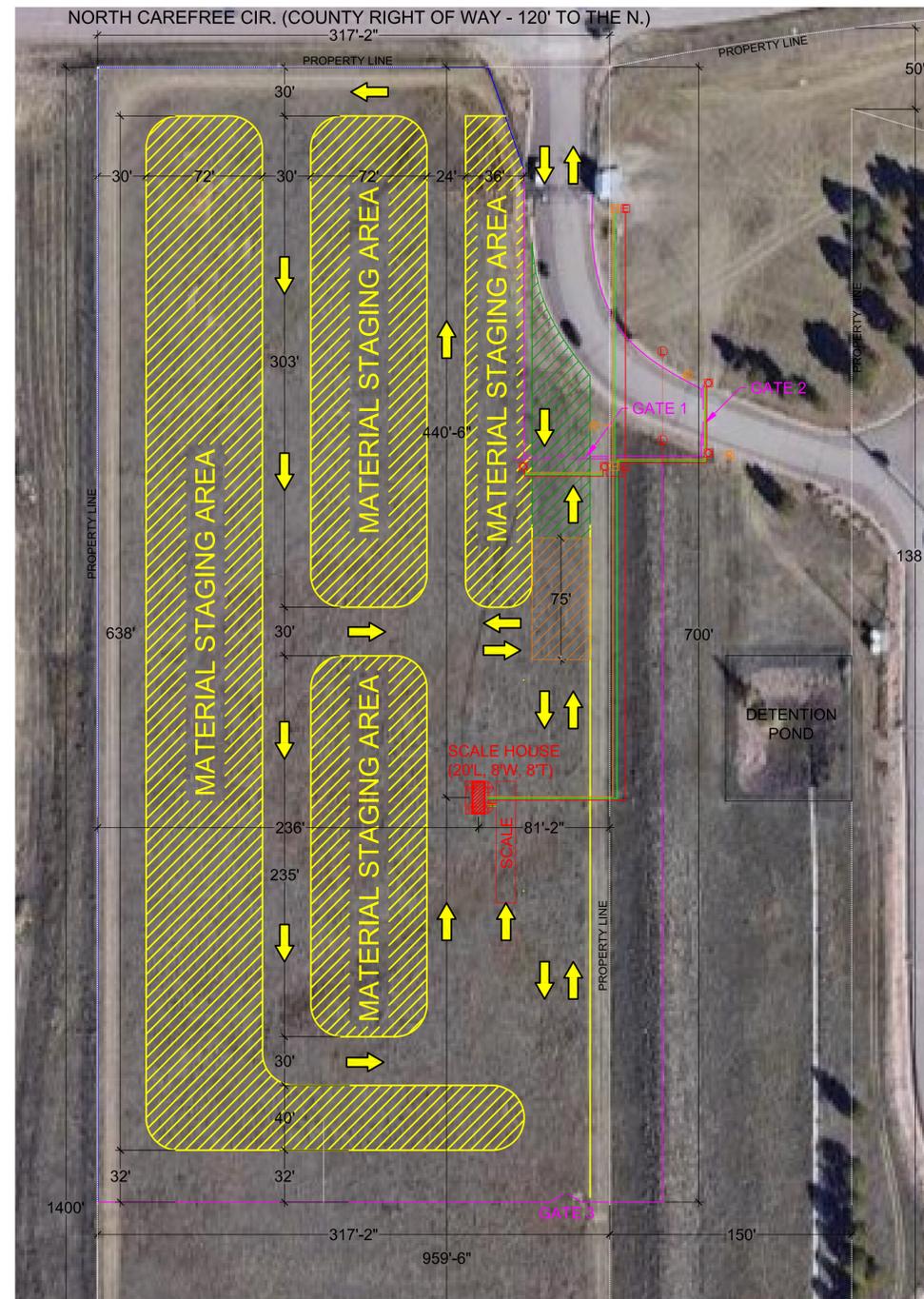
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 PROVIDED - 0  
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- NOTES:**
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SCALE: NONE

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