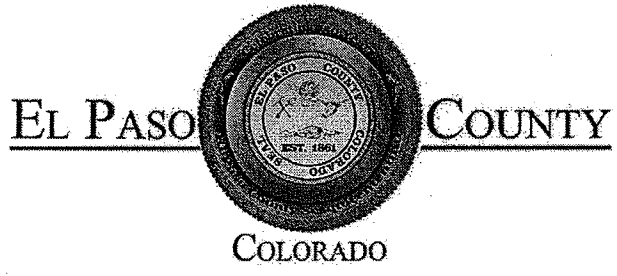


3



COMMISSIONERS:
AMY LATHEN (CHAIR)
SALLIE CLARK (VICE-CHAIR)

DENNIS HISEY
DARRYL GLENN
PEGGY LITTLETON

DEVELOPMENT SERVICES DEPARTMENT
MAX L. ROTHSCHILD P.E., DIRECTOR

TO: El Paso County Planning Commission
Steve Hicks, Chairman

FROM: Craig Dossey, Project Manager III, ext. # 7941
Kari Parsons, Planner II
Rich Harvey, Engineer III

RE: U-10-004: Donald Westcott Fire Station No. 3- Approval of Location
Tax Schedule # 61000-00-394

Mary and David Wismer
15555 Highway 83
Colorado Springs, CO 80921

NES, Inc.
c/o Ron Bevans
508 North Tejon Street
Colorado Springs, CO 80903
(719) 471-0073

Commissioner District: 1

Planning Commission Hearing Date:	02/15/2011
Board of County Commissioners Hearing Date:	NA

EXECUTIVE SUMMARY

A request by Donald Westcott Fire Protection District, on behalf of David and Mary Wismer (owners), for an approval of location of a fire station. The 895.84-acre parcel is zoned RR-5 (Residential Rural District) and is located on the east side of Highway 83, between Old North Gate Road and High Forest Road. The District is proposing to construct a 9,200 square-foot single story fire station and a future 2,000 square-foot community building. The parcel is included within the Black Forest Preservation Plan area. Staff recommends approval of the request with the conditions and notations identified in section C of this report.

A. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

B. REQUEST/WAIVERS/AUTHORIZATION

Request: A request by Donald Westcott Fire Protection District, on behalf of David and Mary Wismer (owners), for an approval of location of a fire station. The District is proposing to construct a 9,200 square-foot single story fire station and a future 2,000 square-foot community building.

C. STAFF RECOMMENDATION

Staff recommends approval of the request with the following conditions and notations:

CONDITIONS OF APPROVAL

1. Prior to the authorization of a building permit, a site development plan application shall be submitted and approved by the El Paso County Development Services Division and reviewed pursuant to the dimensional standards of the RR-5 (Residential Rural) zoning district and the development standards as described in Chapter 6 of the Land Development Code.
2. The approval of location is for the construction of a new fire station and a future community building as depicted on the approval of location site plan.

NOTATIONS

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, final El Paso County action is taken by the El Paso County Planning Commission.

D. APPLICABLE RESOLUTIONS

Approval	Page 9
Disapproval	Page 10

E. LOCATION

Abutting zoning/land use:

North:	PUD (Planned Unit Development District)/ single family residential
South:	PUD (Planned Unit Development District)/ single family residential
East:	RR-5 (Residential Rural District)/ grazing
West:	RR-5 (Residential Rural District)/single family residential

Please see the attached vicinity map.

F. BACKGROUND

The subject property is part of the overall 894 acre Wismer property adjacent to the Shamrock Ranch. The applicant has recorded a land survey plat creating a legal 40 acre parcel from the overall Wismer property. The fire district will have a lease on 5 of the 40 acres in which the proposed fire station and community building are proposed. The area was zoned A-4 (Farming) in 1955; subsequent Code amendments have changed the name of the zoning district to the present RR-5 (Residential Rural Zone District).

G. APPROVAL CRITERIA

1. LAND DEVELOPMENT CODE COMPLIANCE

The request for approval of location for a public use (fire station and public community building) is reviewed for conformity with the requirements of the Code and for conformity with the adopted Master Plan. This proposed use is in compliance with Section 5.3.3 of the Land Development Code (p.5-109) regarding approval of location and C.R.S. 30-28-110 with the conditions and notations.

2. ZONING COMPLIANCE

A public use or facility is permitted in any zone district, subject to the approval of location process. The density and dimensional standards of the RR-5 (Residential Rural District) zone are shown to be met by the site plan. Staff recommends as a condition of approval that the facility and development on the site as approved by this request comply with the dimensional standards of the RR-5 (Residential Rural) zoning district and the development standards of Chapter 6 of the El Paso County Land Development Code.

3. POLICY PLAN COMPLIANCE

The El Paso County Policy Plan (1998) establishes a County-wide goal to “*insure that public safety services are available at a level which is commensurate with local needs and circumstances*” (Goal 12). The following are policies from the Policy Plan as they specifically relate to this approval of location request:

Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.

Policy 6.4.9 Continue to develop reasonable and consistent levels of service standards for rural residential subdivisions.

Policy 12.1.1 Comprehensively consider all applicable public safety aspects in the preparation and review of land development proposals.

Policy 12.1.3 Approve new urban and rural residential development only if structural fire protection is available.

Policy 12.1.6 Support efforts to provide structural fire protection for those areas where such protection currently does not exist.

Policy 12.1.7 Promote mutual aid agreements and other cooperative efforts among fire protection districts, municipalities and other affected entities directed toward providing improved and more cost-effective fire protection service.

Staff recommends the request for approval of location conforms to the El Paso County Master Plan. As discussed in the applicant's letter of intent, the proposed facility is necessary to provide additional fire protection and rescue service. Their ability to house additional staff and emergency responders enables the District to provide and maintain a level of service within their growing district. The facility will have the additional benefit of enabling responders from the District to assist the Black Forest Fire Protection District, the Tri-Lakes Fire Protection District and the City of Colorado Springs Fire Department in fulfillment of existing mutual aid agreements. Additionally, the station will provide a community meeting space on the proposed site.

4. SMALL AREA PLAN COMPLIANCE

Highway 83 divides the boundaries of two small area plans within unincorporated El Paso County. The proposed site is within the Black Forest Preservation Plan (1998), specifically in the sub-area known as the Timbered Area. The area allows for low-impact uses that can be incorporated into residential areas, if the use does not alter the characteristics of that area. The proposed 5 acre station is buffered by the remaining 35 acres, and preserves much of the natural terrain and vegetation. Additionally, the site is adjacent to the Ponderosa Breaks sub-area of the Tri-Lakes Comprehensive Plan (2000), which does not provide any relevant policies impacting the current proposal.

Staff recommends this request for approval of location for a fire station is consistent with the Black Forest Preservation Plan. The proposed fire station provides necessary infrastructure and facilities for the district to accomplish its purpose.

5. OTHER MASTER PLAN ELEMENTS

The Engineering Division has reviewed this request for consistency with the Major Transportation Corridors Plan. The request is recommended as consistent with the Master Plan for Mineral Extraction, which shows no potential mineral deposits. The Wildlife Habitat Descriptors are discussed below.

H. PHYSICAL SITE CHARACTERISTICS:

1. HAZARDS

A soils and geology report is not required for an approval of location. Prior to construction of additional facilities on the site, a site specific assessment will be provided and reviewed by the Regional Building Department.

2. WILDLIFE

Potential impact to wildlife, as denoted by the El Paso County Wildlife Habitat Descriptors, is moderate. To date, staff has not received comments from the Division of Wildlife concerning this request.

3. FLOODPLAIN

The site is not within a FEMA floodplain as designated on the FEMA Floodplain Insurance Rate Maps (FIRM) 08041CO295 for El Paso County.

4. DRAINAGE AND EROSION

The site is located in Black Squirrel Creek Basin. The currently proposed action is an approval of location only, so a development plan will be reviewed at a later stage. At that time, approval of an ESQCP, grading and erosion control plan, and drainage report must be obtained. The scope of improvements, if any, will depend upon what is proposed with the site development plan submittal.

5. TRANSPORTATION

The subject property is located on State Highway 83 and access is regulated through the Colorado Department of Transportation (CDOT). Additional facilities may be required by CDOT as a part of their review at the site development plan stage. No negative impacts to the County road network are anticipated.

I. SERVICES

1. WATER

Sufficiency: N/A
Quality: N/A
Quantity: N/A
Dependability: N/A

Water sufficiency is not applicable to this request.

2. SANITATION

An Onsite Wastewater System Design was provided by KC Hamilton Engineering.

3. EMERGENCY SERVICES

Fire and emergency services will be provided by the Donald Westcott Fire District.

4. UTILITIES

Mountain View Electric Association (MVEA) will serve the site.

5. SCHOOLS

Academy School District 20 received notice of the application and responded with no objections to this approval of location request.

J. METROPOLITAN DISTRICTS STATUS: N/A

K. PUBLIC COMMENT AND NOTICE

The Development Services Department notified 48 adjoining property owners on February 1, 2011, for the Planning Commission meeting. No responses have been received to date.

- L. ATTACHMENTS**
 - Vicinity Map
 - Letter of Intent
 - Approval of Location Map

El Paso County Parcel Information

File Name: 61000-00-394

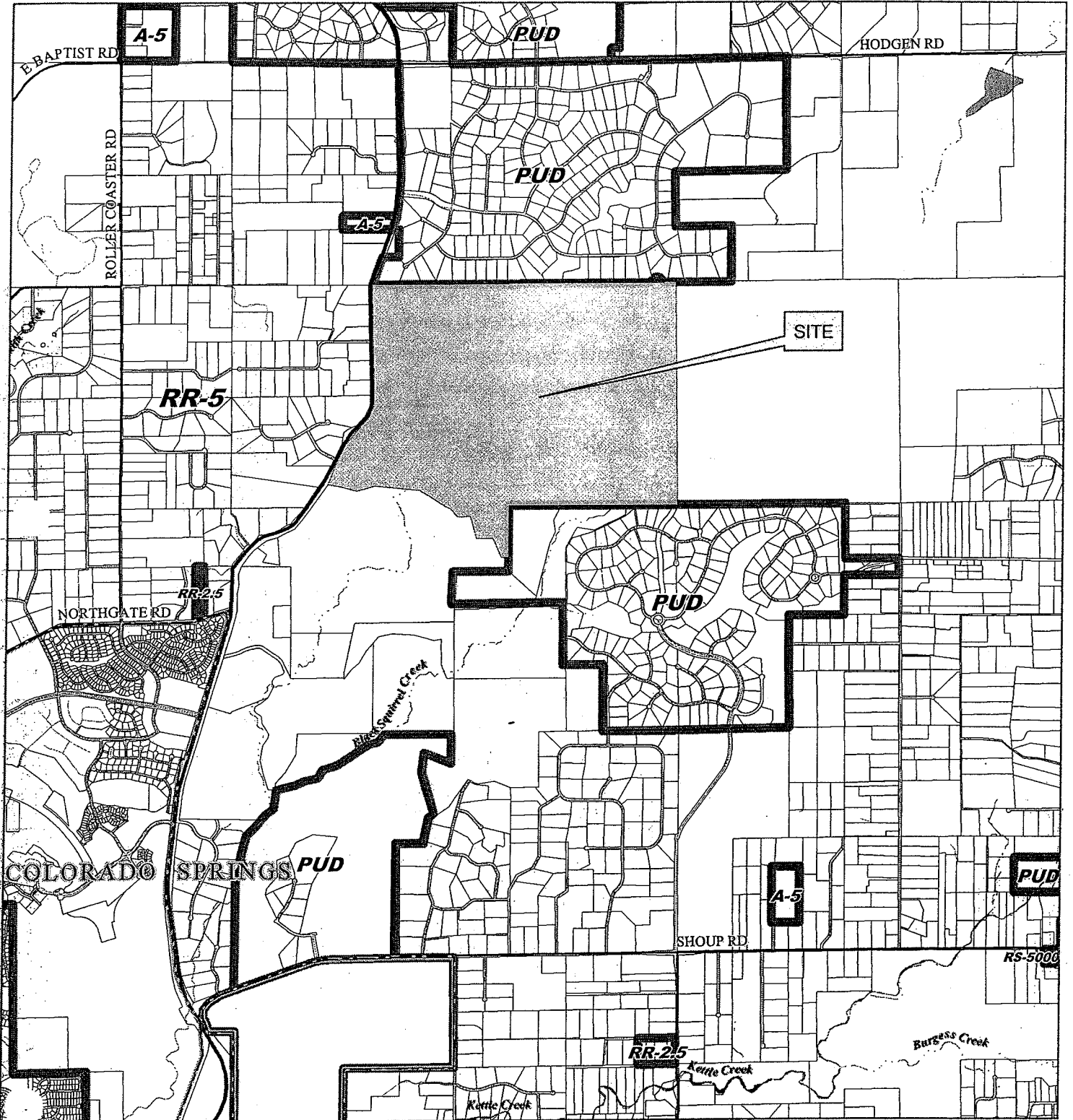
PARCEL	NAME
6100000394	WISMER DAVID A &

Zone Map No.: 0000

ADDRESS	CITY	STATE
1555 HIGHWAY 83	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80921	

Date: December 6th, 2010



Please report any parcel discrepancies to:
 El Paso County Assessor
 27 E. Vermijo St.
 Colorado Springs, CO 80903
 (719) 520-6600



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RECEIVED

JAN 11 2011

EPC DEVELOPMENT SERVICES

LETTER OF INTENT
December 6, 2010
Revised January 10, 2011
Approval of Location
Wescott Fire Station #3
Stagecoach Road and Highway 83

Property Owner:

The David A. Wismer and Mary Anne Wismer Trust
15555 Highway 83
Colorado Springs, CO 80921

Applicant:

Donald Wescott Fire Protection District
15415 Gleneagle Drive
Colorado Springs, CO 80921
(719)488-8680
Vinny Burns, Assistant Chief

Consultant:

N.E.S. Inc.
508 South Tejon Street
Colorado Springs, CO 80903
(719) 471-0073
Ron Bevans, Project Manager

Site Location:

The site is located to the northeast of Highway 83 and Stagecoach Road (Tax ID #61000-00-394). The parcel is a total of 40 acres, of which the fire station will enter into a long-term lease on 5 of the acres to accommodate Station #3. The site is zoned RR-5. The property is currently undeveloped and heavily treed with rock outcroppings. Adjacent properties to the west, east and south are zoned RR-5 for residential use, and currently contain residential structures and accessory buildings. The property to the north is zoned PUD with residential structures and accessory buildings.

Request:

The Donald Wescott Fire Protection District (WFPD or District) is requesting a Location Approval for a two-phase development of the property by the District. During the first phase, fire station # 3 will be a 9200 square foot structure to include the following:

- 3 apparatus bays (2 in use initially)
- Office
- Bunk room
- Kitchen and dining room
- Day room
- Gymnasium
- Parking and access drives

Fire Station #3 will house two to five fire personnel on a twenty-four hour basis.

A future phase will include the construction of a free standing community room of approximately 1500 – 2000 square feet. The parking area will be designed to accommodate fire personnel with room for expansion to accommodate visitor use for the community room. The initial site development plan will include the fire station only. A separate site development plan will be processed through El Paso County for the community building prior to construction.

Justification:

Fire Station No. 3 will provide needed emergency service coverage in the eastern portion of the Wescott District. Access to the site will be achieved via a private drive aligned with Stagecoach Road to the west. At this time, this drive will service only the fire station facilities. An access permit from Highway 83 has been acquired from the Colorado Department of Transportation to accommodate the new use of the property as a fire station. While the need to provide efficient and effective fire protection to this area of the county is paramount, the development of the fire station will also be designed to minimize impacts upon adjacent properties. All FPD operations that involve training will be conducted at the main Fire Station, located at 15415 Gleneagle Drive. The specifics of maintaining compatibility with adjacent properties will be addressed at the time a site development plan is prepared for the new fire station.

Utility service on the site will be accomplished via a well for water supply and a septic system for wastewater.

The following criteria apply to the review of Location Approval requests:

Land Development Code Review Standards (Section 5.3.3)

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.

Procedures Manual Criteria (Procedure # P-AR-028-09)

The application for a public use, structure or utility shall conform to the adopted Master Plan.

The proposed use is consistent with these objectives, and with the intent of the El Paso County Policy Plan and Tri-Lakes Master Plan. The site will be developed and used in accordance with the Approval of Location.

Additional Justification

The property is located within the Tri-Lakes Comprehensive Plan (Tri-Lakes Plan) boundary. The Tri-Lakes Plan designates areas along the SH 83 Scenic and Historic Byway for Mixed Uses, generally of a medium to high density. The proposed construction of the fire station is consistent with the goal of the comprehensive plan specific to fire protection: **To ensure that adequate fire protection and emergency services are available at levels commensurate with local needs and circumstances.**

In addition, the site lies within the Black Forest Preservation Plan, specifically in the sub-area referred to as "The Timbered Area". This sub-area identifies the land use as predominantly 5 acre residential with commercial uses limited to those areas designated on the plan. The Preservation Plan does allow for "low impact uses" that "could be incorporated into an area otherwise designated for rural residential uses without significantly altering the character of the area". While a fire station is not specifically mentioned as a low impact use, the intensity of use, scale and rural character of the proposed station would fit this category.

The El Paso County Policy Plan contains goals, and policies regarding growth and provision of services in the unincorporated areas of the County. A selection of relevant objectives appears below.

Goal 12.1: Ensure that public safety services are available at a level which is commensurate with local needs and circumstances.

POLICIES

Policy 12.1.1: Comprehensively consider all applicable public safety aspects in the preparation and review of land development proposals.

Policy 12.1.3: Approve new urban and rural residential development only if structural fire protection is available.

Policy 12.1.6: Support efforts to provide structural fire protection for those areas where such protection currently does not exist.

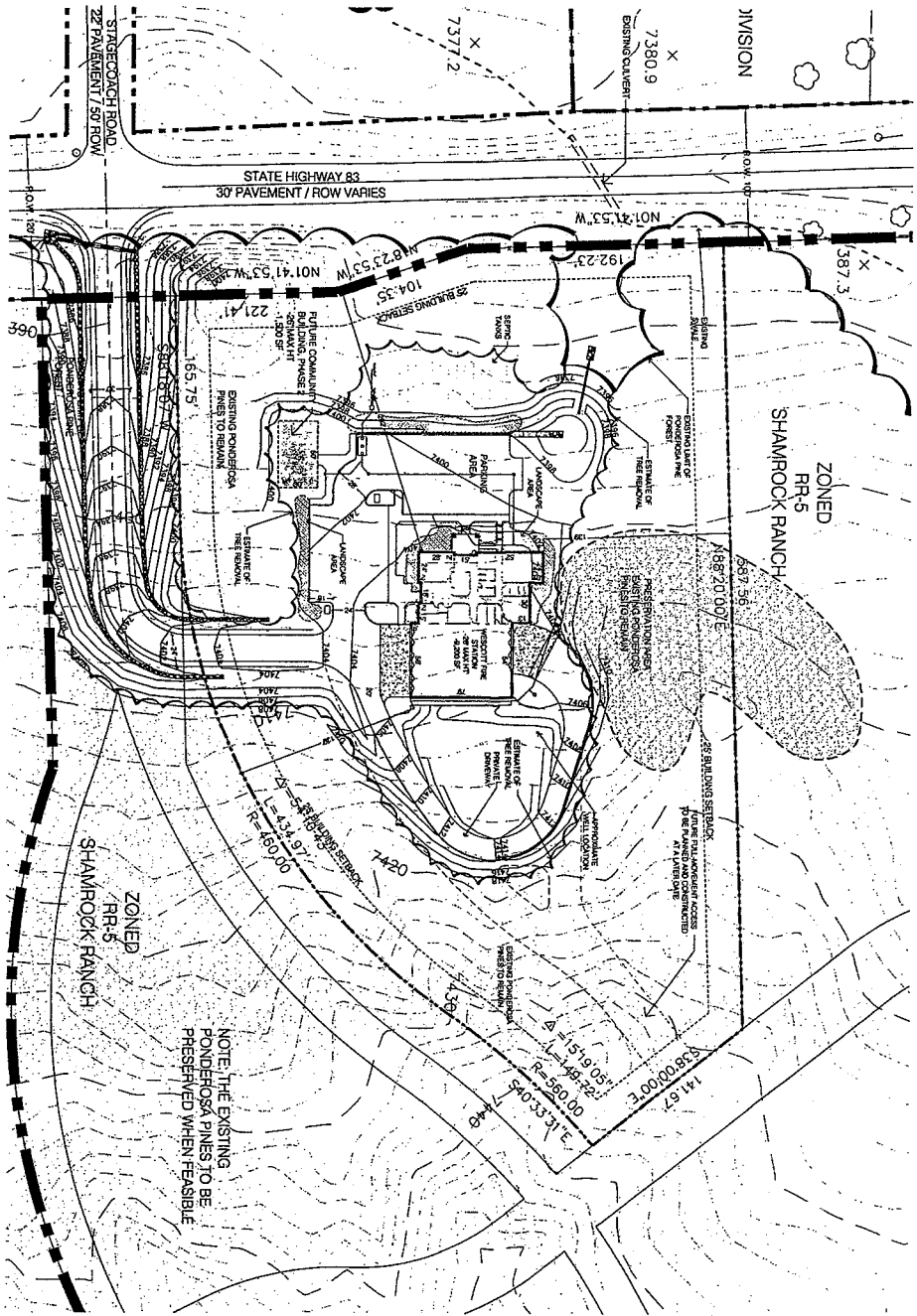
Policy 12.1.7: Promote mutual aid agreements and other cooperative efforts among fire protection districts, municipalities and other affected entities directed toward providing improved and more cost-effective fire protection service.

Policy 12.1.11: Promote safety and fire prevention through on-going public education and awareness efforts.

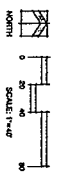
Policy 12.1.12: Ensure safe land development practices through enforcement of applicable regulation and refinement of regulations as appropriate.

Policy 12.1.14: Request that all existing buildings, access roads, and addresses be noted on a plot plan and provided to the appropriate fire district for all buildings and development occurring on lots of 35 acres or larger.

This application includes plans, descriptions, and elevations demonstrating that the proposed operations by the District will further the above objectives, and are therefore in conformance with the goals and policies of the County Policy Plan.



NOTE: THE EXISTING
POUNDEROK PINES TO BE
PRESERVED WHEN FEASIBLE

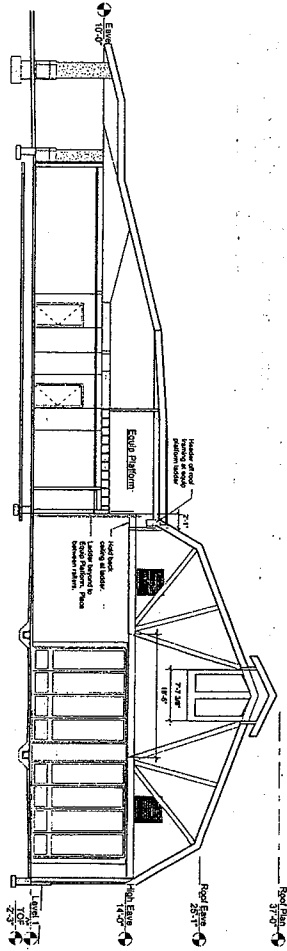


<p>WISCOTT FIRE STATION SITE PLAN</p>	
<p>PROJECT NO. 11-001</p>	<p>DATE 11/11/11</p>
<p>DESIGNED BY [Name]</p>	<p>CHECKED BY [Name]</p>
<p>DRAWN BY [Name]</p>	<p>DATE 11/11/11</p>
<p>SCALE 1" = 40'</p>	<p>2 OF 4</p>

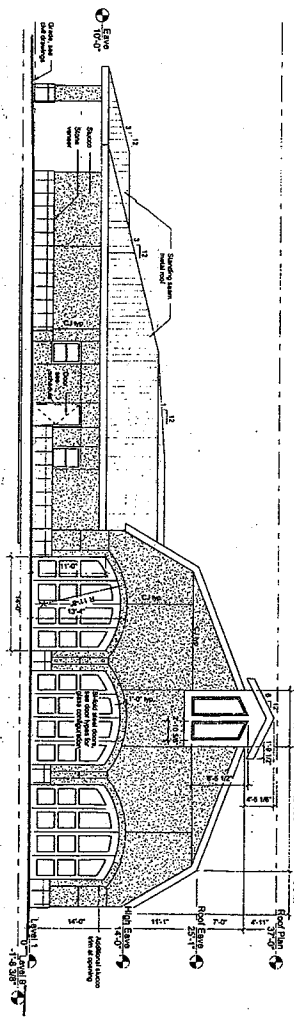
NES

N.E.S., Inc.
598 S. Lincoln Street
Colorado Springs, CO 80903
TEL 719.471.1031
FAX 719.471.1037
www.nesinc.com

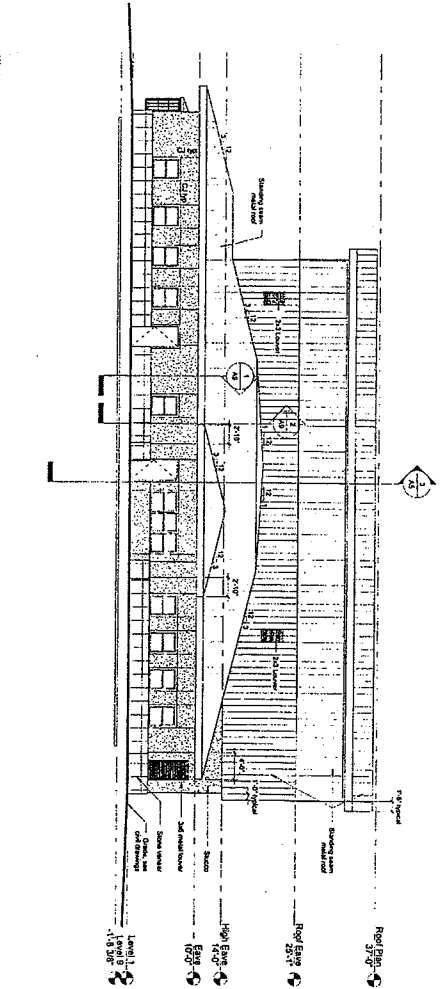
3 Longitudinal Building Section/Elevation



2 South



1 West



A5
 Rev: Structural/Exterior
 10/1/10

Project Number
 101000
 Date: 10/1/10
 Drawn By: J. Anderson
 Checked By: J. Anderson
 Title: ARCHITECTURE

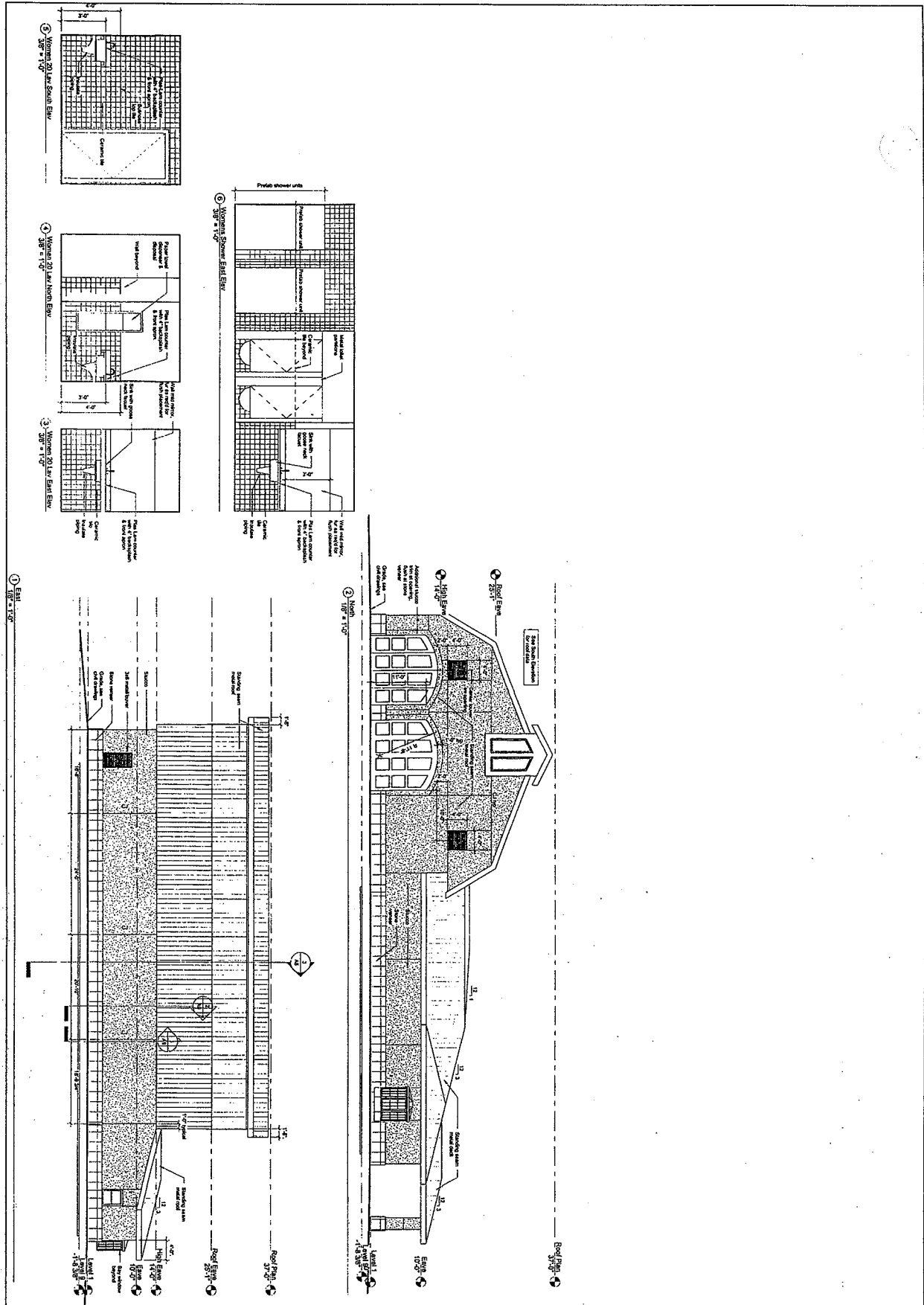
Wescott Fire Station No. 3
 Junction of Highway 83
 and Stagecoach Road


Structural:
 RMG
 Electrical:
 P. Hart
 Mechanical:
 P. Hart
 Plumbing:
 P. Hart

YOW Architects PC
 Architecture & Planning

115 S. Weber Colorado Springs, Colorado 719-475-8133

Handwritten signature



<p>A6 Elastic Emulsion As Indicated</p>	<p>10.100 10-27-10 Checked by Author Checked</p>	<p>Wescott Fire Station No. 3 Junction of Highway 83 and Stagecoach Road</p>	<p>Structural: RMG Electrical: Plant Mechanical: Plant Plumbing: Plant</p>	<p>YOW Architects PC Architecture & Planning 115 S. Weber Colorado Springs, Colorado 719-475-8133</p>	
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