

Cascade Light Industrial Zoned District

Addresses in Question:

3150 , 3310 & 3320 N. Cascade Ave

7.3.301 Industrial District Purpose - Section: 5.

Ensure compatibility with adjacent land uses, and eliminate excessive noise, illumination, unsightliness, odor, smoke, hazards, and other objectionable influences.

Matter in Question:

Heavy Industrial Operation

in a

Light Industrial Zoned District

- It is our position that the current operation is a Heavy industrial usage and it is not Compatible nor Complementary to the current L.I. Business District and Residential communities adjacent to the operations.
- Conditional consideration should be for operations in **Heavy Industrial, not in Light Industrial Zoning**

Light Industrial Zoning

- Sterling Codifiers – 7.3.302 5. b.
- These establishments are characterized by having **no major external environmental effects across property lines...**
- Typical uses include Commercial Bakeries, Beef Plants, Soft Drinks, Apparel Assembly from Fabrics, Electronics, Print & Publishing
- Essentially Soft Goods, **Light Duty Transfers**

Complementary & Compatible?

- 7.3.302 Sterling Codifiers
- B. M-1 - Light industrial: This zone district accommodates light industrial uses and commercial uses that are -
complementary and **compatible**
to the industrial uses.
- For Example, The Area currently accommodates:
4 - Medical Firms, Half-a-dozen Mobile Home Parks, Single Family Residential and Dozens of Light duty & Soft Goods Businesses.

Heavy Industrial Zoning

- Sterling Codifiers – 7.3.302 - 5. a.
- a. Heavy Industry:
Enterprises involved with noticeable noise, odor, vibration, or air pollution effects across property lines...

Heavy Industrial Zoning

- Sterling Codifiers
- C. M-2 - Heavy industrial: This zone district accommodates heavy industrial uses that are likely to have an extensive impact on the surrounding area and are subject to section [7.3.301](#) of this part regarding:

Wikipedia Definition

- **Heavy equipment** refers to heavy-duty [vehicles](#), specially designed for executing [construction](#) tasks, most frequently ones involving [earthwork operations](#). They are also known as **heavy machines**, **heavy trucks**, **construction equipment**.



Conditional **Heavy** or Light Industrial Sterling Codifiers 7.2.201

- CONDITIONAL USE: A land use which is an allowed use in a zone district but has operating and/or physical characteristics which require careful consideration and public review of the impact upon the neighborhood and the public facilities surrounding the proposed location. Conditional uses are subject to special requirements and the approval of the Planning Commission.

Where are Other Local Area Rubbish Transfer Stations Located?

→ **Heavy Industrial**

- Waste Management Transfer Station
1965 Commercial Blvd
Colorado Springs, CO 80907
- Waste Connections Transfer Station
3650 Bradley Road
Colorado Springs, CO 80911
- Bestway Transfer Station
543 Air Lane
Colorado Springs, CO 80929

For Clarity, If City Zoning were to remain consistent with El Paso County Zoning, one could see the following:

- **El Paso County Land Development Codes state as follows: (charts follow)**
- Trash Transfer Facility I-3 **Heavy Industrial**
- Recycling Facility I-3 **Heavy Industrial**
- Salvage Yard I-3 **Heavy Industrial**
- Solid Waste Disposal Site & Facility I-3 **Heavy Industrial**

Transfer Facility → Heavy Industrial

City Chart doesn't list “Trash Transfer”

Chapter 5 Use and Dimensional Standards
 Updated thru 01/06/2015
 Table 5-1 Principal Uses

Use Type	Agricultural Zoning Districts			Residential Zoning Districts													Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-8000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4			
Theater, Outdoor	S		S													S	S	S			S	S	A			YES		
Tower, Commercial		S														S	S	S	S	S	S	S	S			YES	YES	
Trash Transfer Facility																					S			S		YES	YES	
Tree Farm	A	A	A	A																								
Truck and Recreational Vehicle Repair Garage																		A	S	A			A			YES		
Truck Farm		A ²	A																									
Truck Stop		S ²																	S ²		S ²					YES		
Vehicle Repair Garage																S	S	A	S			A	A		YES	YES		
Warehouse																S		A	A	A		A	A			YES		
Warehouse, Flammable Material																					S		S			YES		
Waste Tire Recycling			S																		S		S		YES	YES		
Wholesale Business																S		A	A	A		A	A			YES		
Wind/Meteorological Measuring Facilities	S	S	S	S								S									S		S		YES		YES	
Wood Sales (Firewood)	S	S	S																S							YES		
Yard Sales	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	YES		

Residential is Only 145' Away
Centura Health Offices are Adjacent.
Can you guess where the diesel fumes go?



3150 N. Cascade

Residential is Only 145' Away -
Centura Health Offices are right next door.
Is this complementary & compatible?



3150 N. Cascade

Neighboring Centura Health Offices, Complementary with Residential & L.I.



Adjacent Senior Residential - How is Heavy Equipment Complementary & Compatible to Neighboring Residential dwellings 145' away?



Neighboring Area - Senior Residential



Neighboring Area - Senior Residential



Neighboring Area - Mobile Homes **cannot** be in Heavy Industrial. Why is it even being considered to allow Heavy Industrial to Move towards Mobile Homes?



Light Industrial Neighbor



Compatible with Residential and L.I. Use

Cascade Business Center

Light Industrial Zoning Intent & Compliant



Cascade Light Industrial Neighbor



Elevation Medical Supply

On Talamine Court, - Transfers Supplies Complementary and Compatible



Adapta Medical

On Talamine Ct. – Compatible L.I. User



Light Industrial Neighbor



Compatible & Intended Light Industrial Use

Should Heavy Haulers be next to Light Industrial Talamine Business Center?



Light Industrial Neighbor on Talamine



Compatible &
Intended Light Industrial Use

Light Industrial Neighbor on Talamine Transfers Supplies in and out.



Compatible & Intended Light Industrial Use

Light Industrial Neighbor on Talamine



Compatible & Intended Light Industrial Use

Neighboring Light Industrial



Compatible & Intended Light Industrial User.
They "Transfer" supplies in and out, No Harm

Neighboring Light Industrial



Compatible & Intended Light Industrial Use

Neighboring Light Industrial



Waste Management – No Dumping, No Transferring, No Recycling



Neighboring Light Industrial on Talamine



Adjacent Business Across the Street



Adjacent Business Across the Street



N. Cascade Ave

Spectranetics - Medical Device Manufacturer Right Across the Street, is this Complementary?



Adjacent Light Industrial Neighbor



Is it logical to allow rubbish to be dumped & re-loaded at the back wall of this business?



Back Wall of Manstone, Noise, Vibration and Dust “ALL” make it to the Showroom



Extensive Impact on Neighbors



Manstone
Building &
Showroom

How is this a Complementary & Intended Use? When It Harms others!



Manstone Building & Showroom

Numerous Diesel Engines that warm up anywhere from 5 – 30 minutes Each



The Diesel Fumes from warming up the engines are Very Hard on area Residents



Are these Light Duty or Heavy Trucks?



Light Duty or Heavy Duty?



Maintaining Proper Zoning can minimize the accelerated damage to L.I. Streets



Are these Light Industrial Blocks, or Heavy Industrial Blocks?



Is this a Light Duty Operation?



“Oversized Loads” 145’ to Residential? Where is the Noise, Smoke, Vibration & Dust Control For L.I. Zoning?



Centura Health Admin. Offices

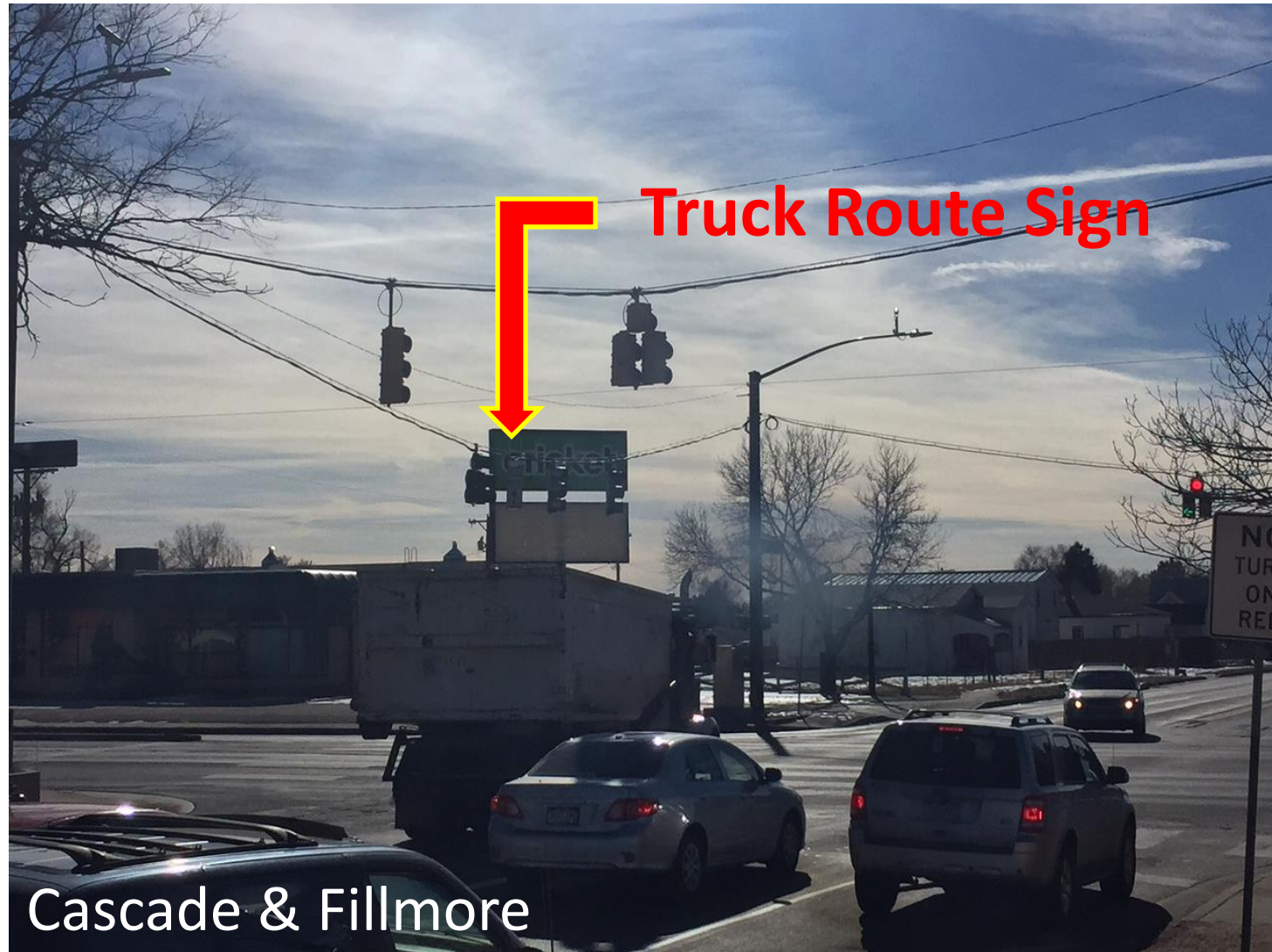
Bike Route on N. Cascade Ave

Dumpster in Dumpster – Is Extremely Noisy for a Residential Community 145' Away



#1 - Truck Violating the Conditional Use

How is Zoning enforcing the Conditional use?



#2 - Truck Violating the Conditional Use

How will Zoning enforce these issues later?



#3 - Truck Violating the Conditional Use

How is Zoning enforcing the Conditional use?



Cascade - Current Road Conditions

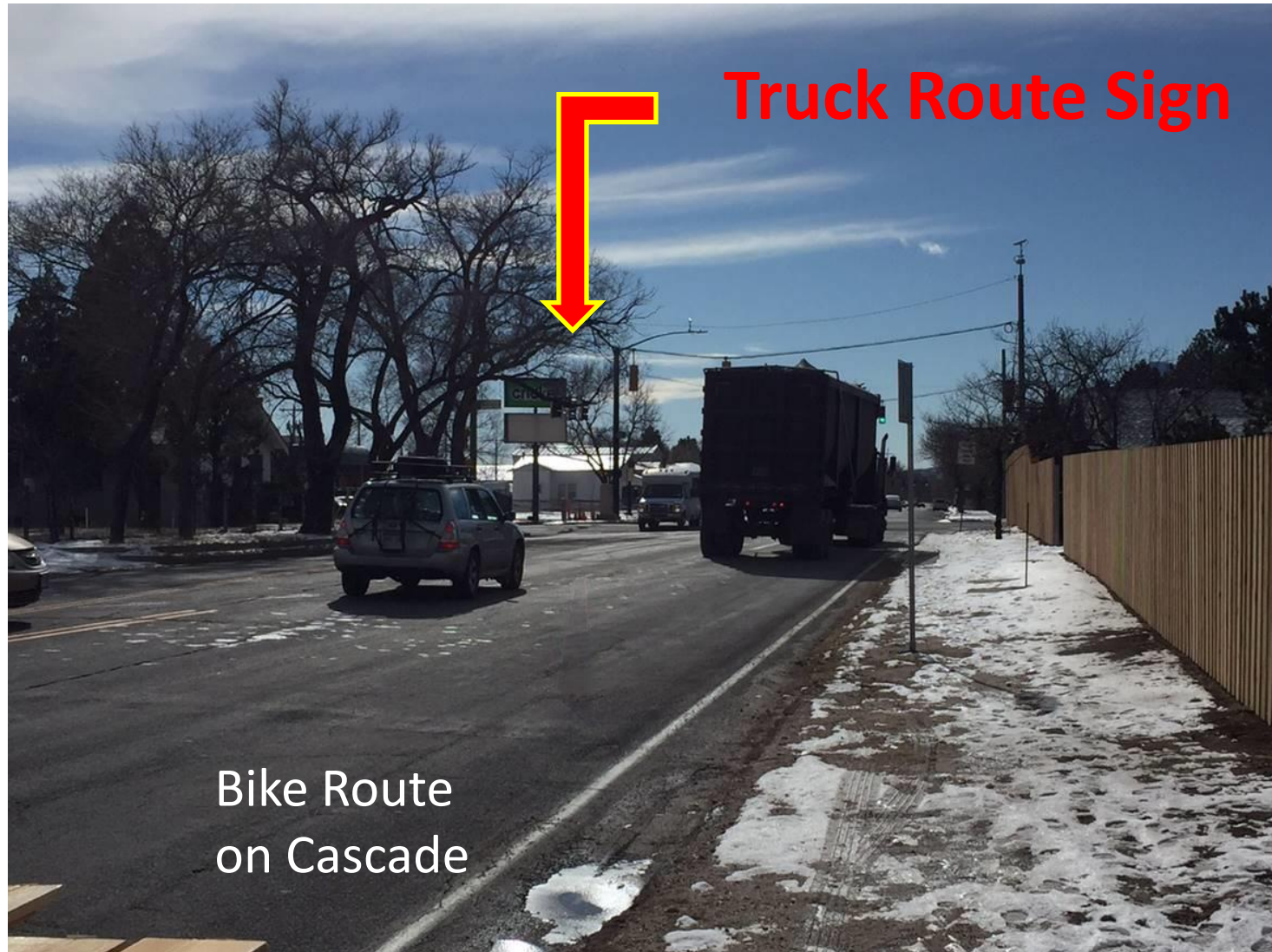


#4 - Truck Broke Tarp Bracket on Trees How will Zoning enforce these issues later?



#5 - Truck Violating the Conditional Use

How is Zoning enforcing the Conditional use?



Truck Route Sign

Bike Route
on Cascade

#6 - Truck Violating the Conditional Use

How will Zoning enforce these issues later?



#7 - Truck Violating the Conditional Use

How is Zoning enforcing the Conditional use?



#8 - Truck Violating the Conditional Use

How will Zoning enforce these issues later?

When is the best time to address the Conditional Use?



With No Sprinkler in sight and all of the Heavy Equipment, We think it is very clear that this is a Heavy Industrial Activity and that it is not a match for the current Light Industrial zoning.



This is right next to a Single Family Home. It is inconsistent with the Neighborhood L.I. Zoning District, We ask you to Please be respectful of “All” neighbors.



Can you read the Manstone Sign?



Every Scoop has a Very Extensive Impact?



Is this consistent with Light Industrial or Heavy Industrial Zoning?



N. Cascade Ave

Any Noise, Vibration, Dust or Customer Impact for the Neighbors?



Noise, Dust, Smoke, Vibration



Is this the Intention of Light Industrial?



Is the Sky the Limit?

Stock Image, Not a Cascade Site Photo



We have all invested heavily in the City. We are asking for City Council to Ensure Compatibility & the Value of this “Light” Industrial Zoning District for All parties involved.



N. Cascade Ave – Bike Route