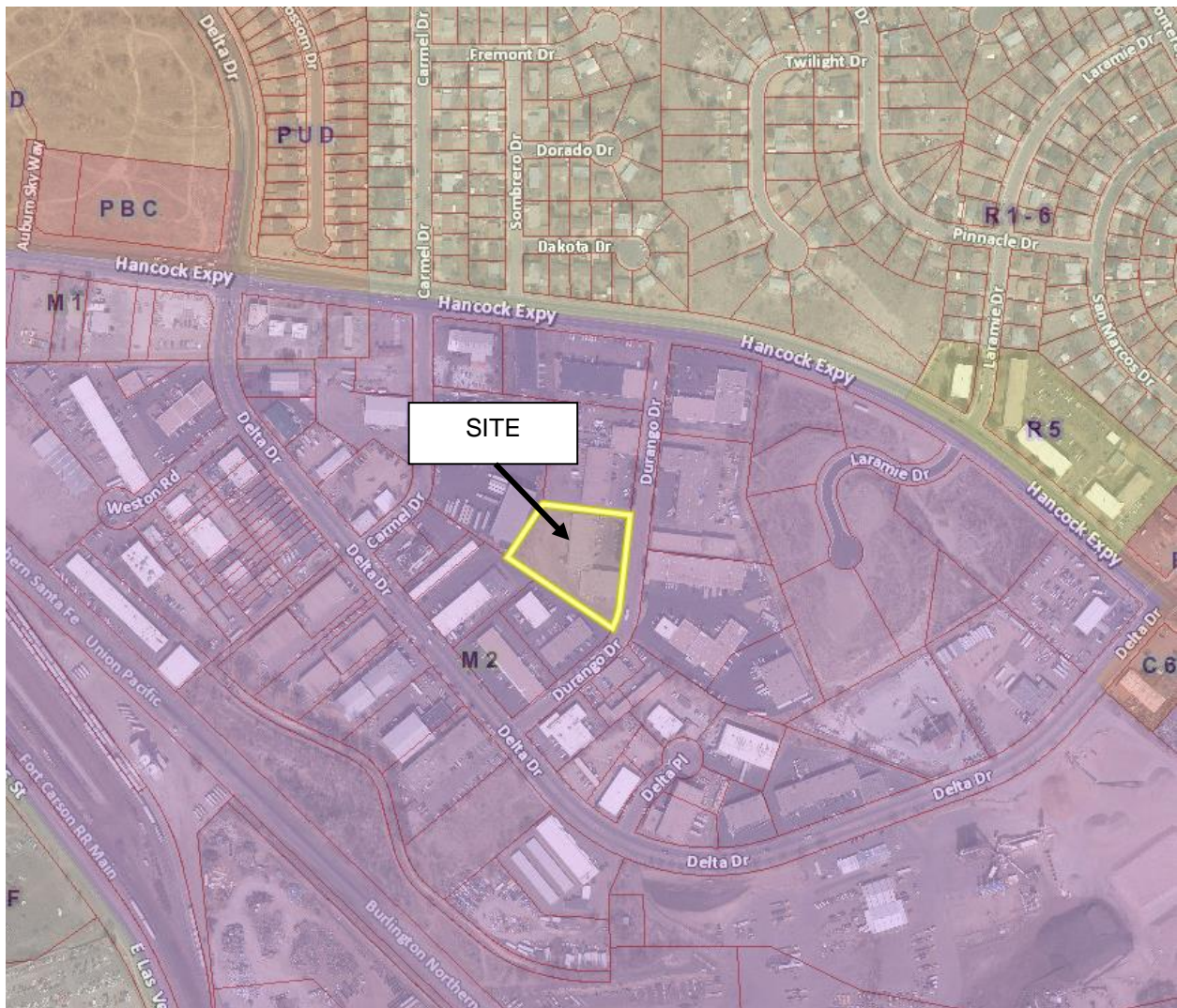


**CITY PLANNING COMMISSION AGENDA  
OCTOBER 15, 2020**

**STAFF: LONNA THELEN**

**FILE NO(S):  
CPC DP 20-00028 – QUASI-JUDICIAL**

**PROJECT: STERICYCLE MEDICAL WASTE TRANSFER FACILITY**  
**OWNER: TAMARAC BUSINESS PARK, LLC**  
**DEVELOPER: STERICYCLE**  
**CONSULTANT: GOLDR ASSOCIATES**



## **PROJECT SUMMARY**

1. Project Description: This is a request for approval of a certificate of designation (COD) for a medical waste transfer facility (**see “approved EDOP” attachment**). The site is located at 2602 Durango Drive and is zoned M-2 (Light Industrial).
2. Applicant’s Project Statement: (**see “project statement” attachment**)
3. Planning and Development Team’s Recommendation: Staff recommends approval of the application.

## **BACKGROUND**

1. Site Address: 2602 Durango Drive
2. Existing Zoning/Land Use: M-2 (Heavy Industrial)
3. Surrounding Zoning/Land Use:  
North: M-2/light industrial  
South: M-2/light industrial  
East: M-2/light industrial  
West: M-2/light industrial
4. Annexation: The property was annexed in 1964 as part of the Pikes Peak Park Addition #6.
5. Master Plan/Designated Master Plan Land Use: This site is not within a master plan.
6. Subdivision: The site is currently platted as Sproul Rail Industrial Park Filing No. 5.
7. Zoning Enforcement Action: None
8. Physical Characteristics: The site is a developed industrial site with buildings, parking and landscaping.

## **STAKEHOLDER PROCESS AND INVOLVEMENT**

Upon submittal, public notice was provided to 110 property owners within a 1000-foot buffer of the site identifying the submittals the City received. The site was also posted with these notifications. No public comments were received during the internal review public notice. Per the Colorado Revised Statutes part 104 of article 20 or title 30, prior to public hearing, this site was published in the Daily Transcript for at least 10 days, posted at the City Administration Building for 30 days and a poster was placed onsite and postcards were sent to surrounding property owners at least 30 days prior to the City Planning Commission public hearing.

Staff input is outlined in the following section of this report. Staff sent the review documents to Colorado Springs Utilities, City Engineering and Colorado Department of Public Health and Environment (CDPHE). All comments received from the review agencies are addressed.

## **ANALYSIS OF REVIEW CRITERIA/ MAJOR ISSUES/ MASTER PLAN CONFORMANCE/ & PlanCOS**

1. Review Criteria / Design & Development Issues

### Certificate of Designation Section:

Under City Code Section 6.3.105, review of a Certificate of Designation for any operation of a medical waste transfer facility within City limits falls under the authority of the City Planning Commission. The applicant has followed the processes for posting and review required by the CDPHE and has received a letter of recommendation of approval from CDPHE (**see “CDPHE approval letter” attachment**).

No development plan review is required to accompany this Certificate of Designation request. The property is zoned M2, Light Industrial, which permits this use. According to the El Paso County Assessor, the existing building was constructed in 1972. There are no exterior building or site modifications required in order to accommodate the land use, nor trigger a development plan review to accompany the Certificate of Designation request. Staff only uses the development plan file number, CPC DP, for record keeping purposes and to create a searchable file.

An Engineering Design and Operations Plan (EDOP) (**see “Approved EDOP” attachment**) was prepared by the applicant and approved by CDPHE. The EDOP describes the design, waste

acceptance, and operations for the Stericycle Waste Transfer Facility in Colorado Springs. The Stericycle facility is a staffed facility that temporarily stores and transfers regulated medical waste, animal and plant health inspection service waste, and non-hazardous pharmaceutical waste. Transfers are conducted in a truck-to-truck manner from a smaller route truck to a larger transfer trailer. This facility will operate 52 weeks a year, 7 days a week, 24 hours a day as needed to manage and process incoming medical waste.

City Code Section 6.3.106 outlines four (4) factors considered by the City Planning Commission when reviewing the Certificate of Designation. The following list, including the justifications that the Land Use Review Division considered while reviewing the application, contains the relevant review factors:

*a. The effect that the solid waste disposal site or facility will have on the surrounding property, taking into consideration the types of processing to be used, surrounding property uses and values, and wind and climatic conditions.*

The operations of this facility will be determined by the EDOP approved by CDPHE. Only acceptable waste will be allowed and will be transferred directly from route vehicles to a refrigerated transfer trailer using dock plates between trucks. Once in the refrigerated transfer trailer, waste is stored in accordance with applicable regulations in a manner that prevents leakage and maintains the integrity of the packaging

*b. The convenience and accessibility of the solid waste disposal site or facility to potential users*

The site is located at 2602 Durango Drive within an industrial development that is fully accessible by public streets. This owner intends to operate the facility by picking up medical waste from sites and bringing it to this facility with route vehicles. The provisions set forth by the owner and the location provide a convenient and accessible solid waste disposal site.

*c. The ability of the applicant to comply with the health standards and operating procedures required by this article and by the "Solid Waste Disposal Sites And Facilities Act", part 1 of article 20 of title 30, Colorado Revised Statutes, and the regulations promulgated thereunder by the Colorado Department of Public Health and Environment found at 6 CCR 1007.2.*

A letter from the Colorado Department of Public Health and Environment has been provided to the City and notes that the health standards and operating procedures required by the State have been followed. **(see "CDPHE approval letter" attachment)**

*d. Recommendations by the various departments and divisions of the Health Department.*

El Paso County Public Health supports the Colorado Department of Public Health and Environment recommendations for this facility.

2. Conformance with PlanCOS

Staff has evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"). According to PlanCOS, the project site is identified on the Vision Map as a Reinvestment Area **(see "PlanCOS Vision Map" attachment)**. Typology number 6 discusses Critical Support services which includes waste haulers. The Critical Support typology's goal is to ensure the fundamental needs of residents and business are reliably met every day. The Medical Waste Treatment Facility proposed with this application provides a fundamental service by disposing of medical waste safely.

City Planning staff finds the Stericycle Medical Waste Transfer Facility Certificate of Designation to be in substantially conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan  
No master plan exists for this site.

**STAFF RECOMMENDATION**

**CPC DP 20-00028 – Stericycle Medical Waste Transfer Facility**

Approve a Certificate of Designation for a medical waste transfer facility for Stericycle located 2602 Durango Drive, based on the finding that the Certificate of Designation request complies with the review criteria for a Certificate of Designation set forth in City Code Section 6.3.106.