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City of Aspen Falls

Zoning Report

Aspen Falls Fire Department

Replace Your Name
and Current Date

Maria Martinez, City Manager
6/19/2012

Add file name to footer

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**Zoning Report:
Aspen Falls Fire Department**

Your Name

Current Date

The Aspen Falls Fire Department, AFFD, proposes a zoning change to allow the AFFD to build a new facility on the farmlands currently located at 525 West Spring Creek Road. The Aspen Falls Fire Department will work in conjunction with the Aspen Falls Community Board to ensure that the use of the land is complimentary to the existing surrounding structures. The proposed site was chosen due to the limited land available in the area. Additionally, the AFFD will comply with all city ordinances in regards, but not limited, to:

- Appearance and function
- Preservation of natural landscape
- Effective drainage and flooding
- Vehicular and pedestrian safety

SITE INFORMATION

Insert 8 bookmarks & sort by location

Replace Valley with Creek

The proposed site at 525 West Spring Creek Road totaling five acres is zoned for farming and will require zoning changes in order to facilitate a fire station that requires a blend of residential, commercial and vehicular design elements. These changes will go before the Aspen Falls Community Board for approval however, it is anticipated with the recent growth and expansion in the southwest region of Aspen Falls, the new fire station will be approved.

Additionally, the proposed fire station is beneficial to the neighboring communities due to the proximity to these residential areas and the services the new station can offer these communities. The new fire station will be able to serve 10 residential communities all within three miles of the station, as well as other structures within the area. Because of the public interests that the new station will serve, it is not anticipated that any zoning or site plan issues will arise. "Firehouses serve a vital public purpose by allowing fire departments to protect people and property from the ravages of fire. Location is a crucial factor in the achievement of these purposes." (Office of General Counsel n.d.)

The site consists of an almond crop that will need to be excavated in order to allow for the construction of the building, site utilities, a proposed driveway as well as site expandability for the future. Costs for site expandability will be included in the initial acquisition cost so that more acreage than is currently needed can be purchased. For example, as the southwest region of Aspen Falls continues to expand, residential communities, parks or retail businesses are all potential activities that may be in the long-range expansion plans. Since the original site will be larger than needed, the placement of the new fire station will be positioned so as to ensure the feasibility of future expansion without over-crowding or creating future traffic flow issues. An example of proper site expandability planning can be seen in the Pinehurst Fire Station (Fire-Station n.d.), which includes adequate space on all sides for future addition.

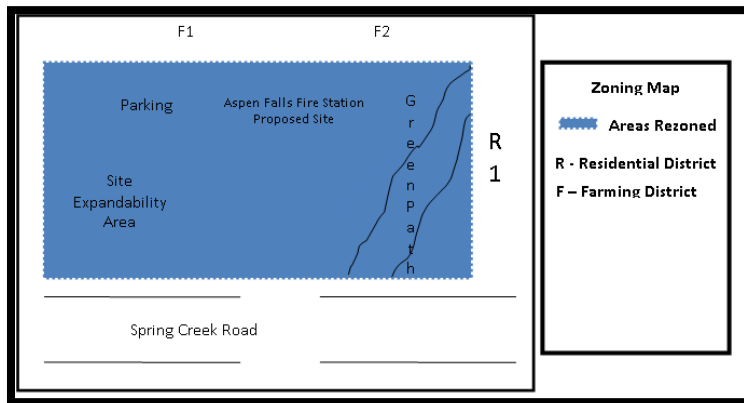


Figure 1 Pinehurst Fire Station

Move Zoning Map paragraph

ZONING MAP

Insert captions



Apply picture style & left align Figure 2

Figure 2 Proposed Fire Station Zoning Map

ZONING INFORMATION

Change in Classification

Per the lot use specifications, a fire department is considered an acceptable use of this land since a fire department is not included in the list of 25 categories that are deemed as unacceptable in this district. However, the site is located in the farming zoning district of Aspen Falls thus a change in zoning classification to "B-3" or "Service District" will be required. "Planning and zoning enabling laws specifically authorize municipal governments to control the use of the land by adopting land use plans and creating zoning districts, within which specified land uses are allowed and various construction standards enforced." (Nolon and Salkin 2006, 6)

Commercial Zoning Requirement

All plans and proposed improvements for the new station will adhere to the commercial zoning requirements including building location, driveway and drive access points, parking areas, grade levels, and drainage facilities. The plan shall also include locations, elevations, square footage of other improvements such as the green path and future expansion sites. "Adhering to zoning requirements is essential to the success of a project. By providing developers with certain building requirements, such as building height, it protects land from being over developed and negatively impacting the value of the community." (Smith 2007)

FIRE STATION DESIGN ELEMENTS

The fire station will consist of a 20,000 square foot, two-story building. It will be able to provide substantial parking for the fire engines, ambulances and other official vehicles. The planned fire station also includes 20 additional parking spots for employees and visitors per the municipal authorities' requirements and the zoning ordinance. With the additional land being purchased for site expandability, additional parking will be available should the need arise. The second floor of the Aspen Falls Fire Department will contain a residential living environment such as sleeping quarters, a kitchen, and full bath with four showers, two offices, and two conference/training rooms. A traffic light would be placed in front of the station and the center median would be altered to allow quick access to the northbound lane of Spring Creek Road.

Bibliography

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Smith, Michael. "Zoning and How it Serves Us." *Journal of Construction of Zoning*, January 1, 2007: 50-62.

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