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May 23, 2023

El Paso County Development Services
2880 International Circle
suite 110
Colorado Springs, CO 80910

SUBJECT: Justification Letter for Final Plat, Falcon Storage Subdivision

We propose to subdivide this site located in the West one-half of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, situate in El Paso County, Colorado to allow for a RV storage lot to be constructed on the site.

Owner information:

Assessor's Parcel No.: 5301000018
Existing zone: I2 (Industrial)

History:

This site is currently being used as an RV storage lot. It is a 5-acre unplatted portion of the West one-half of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, situated in El Paso County, Colorado. The site is adjacent to / contiguous with Falcon Storage, which was platted as Lot 1, Latigo Business Center Filing No. 1 on May 25th, 2005. The lot is being entered from an existing (platted) road, Bent Grass Meadows Drive.

Request and Justification:

The property is currently being used as an RV storage lot. We are requesting to subdivide the site to comply with County requirements and criteria. The county is requiring that if the lot is to remain in its current use as a RV parking storage lot, it must be platted.

Utilities:

The site sits within the following utility service areas: City of Colorado Springs gas; Mountain View Electric, and Woodmen Metropolitan District for water and sewer. There are existing detention facilities across Bent Grass Meadows Drive that handle stormwater.

Traffic Generation:

Based on a traffic study done by LSC, the site has a current average daily trip count of 11 in and 7 out during peak hours. They estimate in the future, this trip generation will be 10 in and 13 out during the peak hour for an average of 136 per average weekday. This site is located within the

Woodmen Road Metropolitan District, and as such will be required to pay applicable Woodmen Road District fees in lieu of participation in the El Paso County Road Improvement Fee Program.

FEMA Floodplain:

Per FEMA Panel 08041CO535G, this site is not within the limits of a 100yr floodplain.

Request of Subdivision Applicability per LDC Chapters 7&8:

To comply with County regulations and requirements, we will be platting this 5 acre site as it is currently unplatted. The site will remain within requirements and regulations for zone I2 (industrial).

- CH 7:
 - A Preliminary plan is not required as this is a “minor subdivision”.
 - The subdivision is consistent with all design standards and regulations.
 - There will be a water stub run into the site for irrigation and landscaping purposes only. There is no need for water or sewer hookups into the storage site.
 - There are no geological hazards present on the site or special precautions relevant to the site.
 - A water quality pond will be installed in the southeast corner as a drainage improvement. Please see drainage plans for details.
 - The site already falls under the jurisdiction of EPSO and is within the Falcon Fire Protection District.
 - The site complies with methods of fire protection as outlined in Chapter 6. A Letter will be included to show evidence of this.
 - There will be no offsite impacts as a result of this subdivision.
 - There are no required public facilities for this subdivision.

- CH 8:
 - The land is suitable for development as there is an existing storage facility already adjacent to the site. The site is currently being used as RV storage as part of the adjacent storage facility. There are no physical constraints that would deem this unsuitable for development. Parr Engineering’s soils report completed in 2013 does not list any soils hazards present on the contiguous site to the south.
 - The land is safe for the intended purposes of RV Storage.
 - There are no slopes over 30% on the proposed lots.
 - Regarding roads and access, there is already access to the site from the existing storage site. There are driveways cut in between the aisles of the parking rows and a private drive will be cut out into Bent Grass Meadows Dr.
 - There are no major plans to alter the landscape of the new lot. The only improvement is a private road to be cut out into Bent Grass Meadows Dr.
 - As far as we are aware, there are no structures or other areas located on the site that would qualify as archeological or historical.
 - As far as we are aware, there are no plans for differing land use on these lots.
 - As far as we are aware, these lots are not in the way of any major airways or airports and thus should not affect them.
 - As far as we are aware, there are no endangered species affected by these proposed changes.

- As stated previously, this site is not within the limits of a 100yr floodplain per FEMA Panel 08041CO535G.
- The current lot does not sit alongside any major arterial, thus do not need to worry about noise mitigation.
- The current and proposed lots are not situated anywhere near a railroad.
- This site is not located near enough to any major military outpost or installation and thus does not fall under any constraints detailed in LDC chapter 8.

Constraint's/Hazards:

As far as we are aware, there are no special features to this site that would result in constraints or hazards preventing the platting of this lot.

Proposed Improvements:

The overall goal of this subdivision is to plat a currently unplatted lot to comply with County requirements. The existing lot is already in use as an RV storage facility and is owned by the storage facility to its south. The only improvement proposed for the unplatted site is a road to be cut from the site into Bent Grass Meadows Dr. Maintenance and repair of this driveway will be the responsibility of the owners.

County Road Impact Fees:

County road impact fees will be due at the time of subdivision per county requirements.

Neighbor Notification:

Notification was mailed to each of the neighbors per County Requirement and receipts were provided with the initial submittal.

We ask that El Paso County grant the subdivision request to I2 (Industrial). This will allow the current unplatted site to be platted per County regulations and requirements.

Please contact our office with any questions, thank you

Oliver E. Watts, Consulting Engineer, Inc.

By: _____
Dylan J Watts, Authorized Representative