

November 15th, 2024



TAMLIN ROAD RV STORAGE-EXPANSION

5080 TAMLIN ROAD

TSN: 5321002001

PCD FILE NUMBER: PPR2437

Owner:

Tamlin Storage, LLC
Parker Samelson
57 Newport Circle Unit B
Colorado Springs, CO 80906
(719) 659-7126
parker.samelson@gmail.com

Applicant:

JR ENGINEERING
Bryan Law
5475 Tech Center Drive
Colorado Springs, CO 80919
(303) 267-6254
blaw@jrengineering.com

LETTER OF INTENT

REQUEST

Tamlin Storage, LLC request the approval of a:

1. Development Plan for Tamlin Road RV Storage-Expansion.

SITE DESCRIPTION

The subject property consists of a single parcel, with the east half consisting of the existing Tamlin RV and Boat Storage. The parcel as a whole was created in 1965 as 16.49 Acres in total, with the west half being 3.45 acres of undeveloped land. The site is located along Tamlin Road east of Marksheffel Road. This site is bound by existing Tamlin Road to the west and north, existing Tamlin Storage (PCD File No.: PPR1945) to the east, and vacant land owned by BLH No. 2, LLC to the to the south. The parcel is zoned CS (Commercial Services). No future division of land is requested.



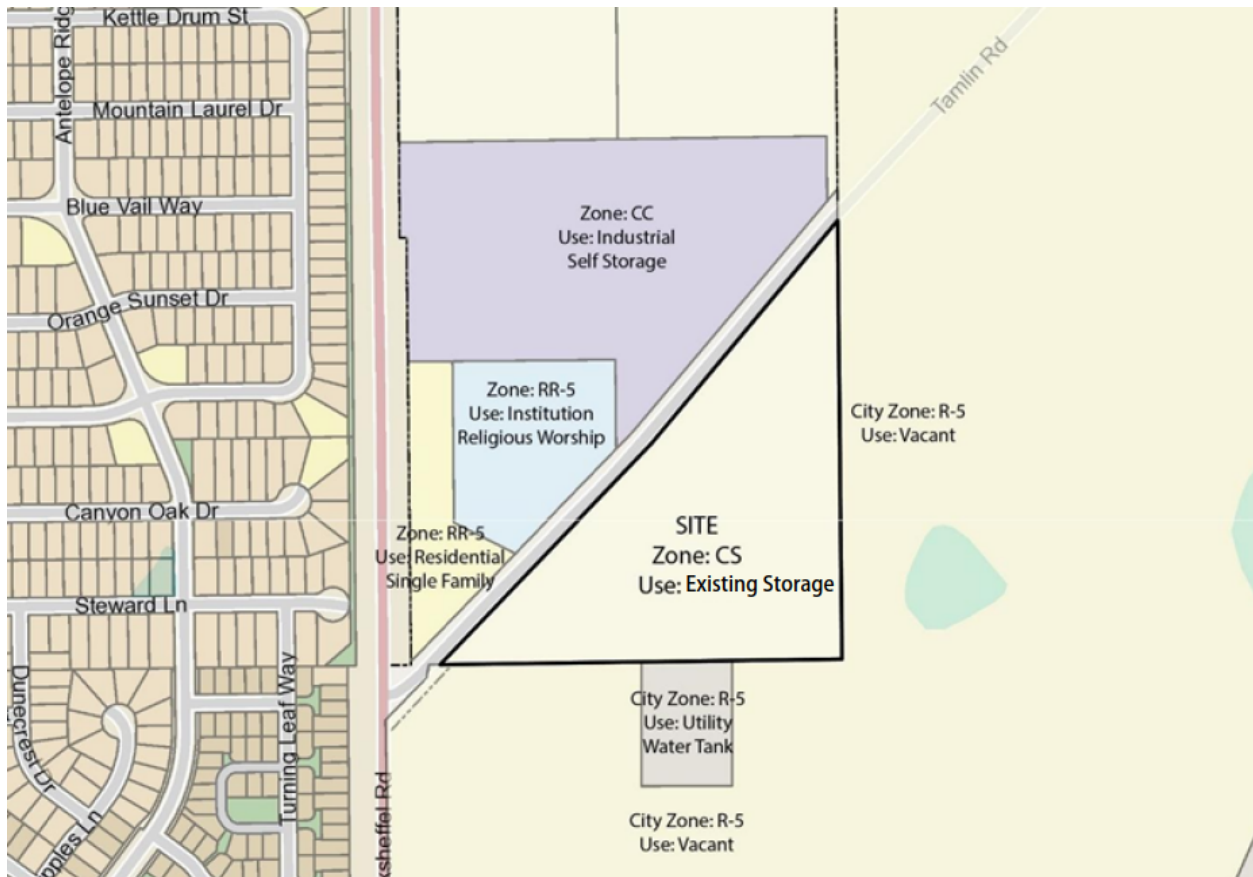
CONTEXT

The site is surrounded by a mix of uses and zones under City and County jurisdictions. The following table outlines the surrounding zoning, land uses, and jurisdictions.

LOCATION	ZONE DESIGNATION	LAND USE	JURISDICTION
Northwest	CC RR-5 RR-5	Self-Storage Religious Worship Residential Single-family	County
East	R-5/R1-6	Vacant/Residential - low	City
South	R-5	Vacant/Utility/Residential - low	City



Address and discuss this laydown and staging area and access. This access needs to be shown on the SDP with a note that it will be closed.



PROJECT DESCRIPTION

The project is a proposed expansion to the existing Tamlin Road RV Storage project (PCD File No.: PPR1945) adding an additional 46 parking spaces for RVs. Access will be provided by the Tamlin RV gate that exists and a road will connect to the existing western development. Revising the existing gate to enclose the area and provide another gate for the Cherokee W&S District parcel to the south of the site. This gate will not be public access and will only serve the existing Cherokee W&S access path at this location. A proposed full-spectrum EDB is expected to detain and treat the developed flow for the site. A maximum height of 45-feet is established by the CS zone however, no structures are proposed at this time. Signage is not proposed at this time.

The LDC requires a buffer from the commercial to the surrounding planned residential development. A 6-foot opaque fence is provided along the perimeter of the facility and the required 25-foot minimum building setback is provided on all sides.

Note that in 2025 Road Impact fees will apply and RIF was not paid for the prior SDP PPR1945. The new rate of \$447/1000sqft will apply for both PPR1945 and the current PPR2437.

Property in the unincorporated area of the county that receives a Land Use Approval either in a public hearing or administratively, is subject to the payment of Road Impact Fees. After December 31, 2024, the fee is paid for new residential and non-residential uses and structures and expansions of non-residential uses and structures.