

Y|O|W ARCHITECTS

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Date: August 7, 2024

RE: PCD: AL243 - MyGarage @ Northcrest – 2510 Canada Dr.
Special Use application - Letter of Intent

We are requesting a Special Use Application with El Paso County. We intend to show a new Self Storage complex on the site. This use requires a special use application. The 3.25 acre site has a tax number of 5332309008 and is zoned CC CAD-O(Commercial Community). This district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods. There is the CAD-O overlay district identified for this property, this is Commercial Airport Overlay District. We are concurrently applying for a Site Development Plan and Condo Plat for the property. We are proposing to show 71 storage units within three buildings. These buildings shall encompass a total of 62,441 square feet. These buildings step down the slope of the site, but they are generally 24' in height.

The special use is generally consistent with the applicable Master Plan. This application shall provide a needed service for the surrounding neighborhood which is in line with the Place type of Urban Residential and supporting use of Commercial Community. **The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area.** This special use application shall be in harmony with the growing commercial atmosphere along Constitution Ave. **The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner.** This application does not overburden the capacity of public facilities and services. **The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access.** Traffic is not expected to create and congestions or hazards. **The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution.** This application shall comply with all applicable local, state, and federal laws and regulations. **The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County.** This application shall not be detrimental to the public health, safety and welfare of the present or future residents. **The special use conforms or will conform to all other applicable County rules, regulations or ordinances.** This special use application conforms to all other applicable County rules, regulations or ordinances.

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This project is in general conformance with the goals, objectives, and policies of the Land Development code. We show all proposed buildings and their heights and setbacks, and shall be in compliance with the code in regards to the size of the lot for this zoning district. The dump station and wash stations shown on the east side of the center building are to be used for RV storage to dump the waste tank and clean up anything before storage. We are showing all entrances and exits that comply with the code as well. The north curb cut along Canada Dr. shall be the entrance and the south shall be exit only, all traffic shall flow in a counter clockwise direction through the site. All utilities needed for the project are shown to have adequate services. A traffic study from Galloway has been included to show how the traffic shall function on site along with generated trips. The use of this site as Self Storage shall be less intense to the surrounding area than the original approved application. We don't anticipate any detrimental effects on the surrounding area with the approval of this application. The intent for these units is for sale to individuals to store personal RV's, this shall require a Condo Plat application for each unit to be sold. The site can be accessed by the owners at any time of day.

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Should you require any additional information, please contact me at 719.475.8133.