

Please provide clarity regarding the intent to sell the units post condo plat approvals.

Y|O|W ARCHITECTS

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Date: June 20, 2024

RE: 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. 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.

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 project is in harmony with the surrounding neighborhood and businesses. 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. The public facilities and services are not overburdened with this project. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access. Traffic shall be handled without congestion or hazards in the surrounding areas. 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 regulations regarding air, water, light, or noise. 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; and/or This application shall not be detrimental to the public health. The special use conforms or will conform to all other applicable County rules, regulations or ordinances. This application conforms with all other County rules and regulations.

Applicant:
Sean Edwards
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Owner:
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3442 TAMPA RD SUITE B
PALM HARBOR FL, 34684

Consultant:
YOW Architects
115 S. Weber St. Suite 200

Please provide a detailed analysis of how the application complies with the Special Use criteria listed in LDC Chapter 5 Section 5.3.2 (C).

Including how it is generally consistent with the Master Plan.

Please add a discussion summarizing the proposed request and compliance with the applicable requirements of the Land

Please discuss traffic. The TIS was not provided with AL243. The TIS was reviewed under PPR2412 and will require several corrections and updating.

Explain the size of the self storage (sqft), operating hours (24/7) or limited hr access and total number of storage units.

Please explain the type of facility and use in more detail within the LOI explain what types of uses will be allowed within the units etc. Please explain the dump station and how this relates to self storage or RV storage use

Note: If the units will be sold or rented as individual rental business spaces then additional requirements will apply.