



# William Guman & Associates, Ltd.

Bill Guman, RLA, ASLA | Principal  
Colorado Springs City Councilman 1993-2001  
Colorado Springs Planning Commissioner 1992-1993  
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

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## EL PASO COUNTY

### LETTER OF INTENT FOR: RV STORAGE VOLLMER ROAD

TSN 5233001001

Add PCD File #  
PPR-2245

**OWNER/APPLICANT, AND PLANNING CONSULTANT:**

**Owner/Applicant:**

Scott Belknap  
3603 First Light Drive  
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719-322-3556

Add email address

**Planner:**

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Bill Guman, RLA/ASLA  
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**El Paso County Planner:**

Kylie Bagley, Project Manager/Planner II  
El Paso County Development Services  
2880 International Circle  
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**PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:**

RV Storage Vollmer Road is located in Colorado Springs, CO, approximately 14 miles northeast of downtown Colorado Springs, and situated 1 mile northeast of the interSection of Black Forest Road and East Woodmen Road. The address is 8815 Vollmer Road, Colorado Springs, CO 80908.

As context, and described in the project's site development plan, the total acreage of the proposed RV Storage Vollmer Road is approximately 4.17 acres. The site is fundamentally level and without any natural features.

This development proposes an RV storage yard on 4.17 acres. The El Paso County tax schedule number is 5233001001. The zoning designation is Limited Industrial, I-2, and the land is currently vacant. According to the Federal Emergency Management Agency (FEMA) Map 08041C0533G, eff. 12/7/2018, the property is in FEMA flood zone "X". This is an area of minimal flood hazard. No wetlands exist on site.

Public infrastructure to serve the RV storage facility, including parking slots, drive aisles, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. The proposed drive aisles/parking slots will be comprised of recycled asphalt. There is an existing electrical box on site which is tied into an underground electric line, running parallel to the southeast property boundary. The electric line is centered within a 10' utility and drainage easement.

Running parallel to the property's western boundary, there is an existing telephone line. There is an existing gas main which runs parallel to the east side of Vollmer Road, as well as an existing fiber optic line running parallel to the west side of Vollmer Road. A proposed full spectrum EDB pond is sited in the southeastern corner of the property to accommodate stormwater runoff. The pond outfall is tied into a proposed 18" RCP storm sewer.

There is no water service provided to the site, nor is there a plan to dig a well. There are no proposed uses on site which would require sustained water use. However, the landscaping requirement for the project will need to be irrigated by water transported to the site, and the plant material "hand watered". This water use will be required until "establishment" of the installed material.

Additionally, internal landscape requirements will not be possible within the storage yard. We will seek relief from the director in this matter. Per Section 6.2.2 (A), (4), "The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided the proposed landscaping meets the purpose of this Section, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section. This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section." In all likelihood, there will be a landscape area near the entrance of the site to offset the lack of internal landscaping.

## **DEVELOPMENT REQUEST**

LDC 4.2.5. (C) (2) Density. No more than 25 recreational vehicles are allowed per acre of land. Provide admin. relief approval.

The Owner and Applicant request approval of a Preliminary Plan for the development of 107 RV and trailer storage spaces on 4.17 acres.

**TOTAL NUMBER OF ACRES IN THE PRELIMINARY PLAN AREA:** 4.17 acres.

### **JUSTIFICATION FOR REQUEST**

This request is consistent with the purposes of the ***Your El Paso County Master Plan (2021)*** (adopted May 26, 2021). The proposed Preliminary Plan is in conformance with I-2, Limited Industrial District standards. The use of RV and trailer storage provides a land use which is clean, quiet and free from objectionable or dangerous nuisance or hazard. Further, it establishes an adequate level of compatibility with surrounding areas constructed in the vicinity.

### **EXISTING AND PROPOSED IMPROVEMENTS**

Proposed improvements will include the construction of recycled asphalt private drive aisles and RV and trailer storage slots. Drainage and storm water detention (full spectrum EDB pond) facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended to the site. The site has no existing water service and no plans to dig a well on site. As this is an “unmanned” storage site, no demand for water exists. A security gate with member access via a keypad or security card is proposed at an entry point to allow for owner access. Security lighting is provided within the site for additional safety and deterrence of unauthorized access. Fencing is provided around the perimeter of the site to ensure security.

Landscape plans calls out gravel

Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas.

### **ANALYSIS OF COMPLIANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE**

The preliminary plan for Vollmer Road RV Storage has met the criteria for approval by achieving those standards of conformance outlined in the El Paso County Land Development Code. It is an Allowed Use (A) as described in the El Paso County Land Development Code, Chapter 5 – Use and Dimensional Standards, Table 5-1 Principal Uses.

Additionally, per Chapter 6 – General Development Standards, 6.2 – Development Standards for Ancillary Facilities and Activities, 6.2.2 Landscape Requirements, it is recognized that Vollmer Road is currently classified as a non-arterial road. This leads to the requirement that the buffer along this western property line must meet the restrictions ascribed to the interface between residential and non-residential districts separated by a non-arterial road or public alley. We are

providing a landscape plan with our application which demonstrates compliance with the criteria.

Described in the following Section, the Final Plat adheres to the Your El Paso County Master Plan (2021), with regard to its compatibility with land use and character. The non-retail business paradigm in the area is maintained via our proposed land use.

The preliminary plan for this development details the layout of storage slots, drive aisles, perimeter fencing, landscaping, and detention pond.

Throughout the review process for this project, we will provide all documentation required by the County. Such material includes, but is not limited to, grading and erosion control plans, preliminary utility plan, preliminary grading plan, stormwater management plan, traffic impact study, and associated reports. Upon review by County engineers and planners, any documents and plans requiring revision or clarification shall be addressed.

Since the site will be “unmanned” no wastewater report was generated for this project. Additionally, no providence of water is met at the site, nor will any well be dug at the property.

No outstanding topographical hazards exist on the site, and the site is generally regarded as “level”, with a slight fall to the southeast corner. To minimize grading on site, this is where the full spectrum water quality control pond shall be located. The topography of the site has been analyzed, and addressed in the provided final drainage report and the grading and erosion control plan.

Drainage improvements are addressed in the submitted final drainage report, and further detailed in the grading and erosion control plans. The final drainage report specifically addresses existing and proposed drainage basins and sub-basins, hydrologic soils groups on site, drainage design criteria, drainage facility design, and pond summary for the pond.

The project shall provide legal and physical access to members of the storage facility. The facility, including the drive aisles to access the spaces therein, is private. An allowance is made for fire suppression vehicles. Emergency access for fire suppression vehicles is allowed.

Off-site impacts regarding potentially increased traffic volume has been addressed and accounted for in the provided Traffic Impact Study. Stormwater will be retained on-site and directed into a full spectrum EDB detention pond, thereby avoiding any additional runoff from the property post-development. Anticipated off-site impacts of light or sound will be minimal.

### **ADHERENCE WITH THE YOUR EL PASO COUNTY MASTER PLAN (2021), AND**

Vollmer Road RV Storage is situated in the Employment Center Placetype, according to the 2021 Your El Paso County Master Plan (the “Master Plan”). The Employment Center Placetype is

the County's designation for land for industrial and other nonretail businesses. Locations are primarily located near highways or other arterial corridors (in this case, East Woodmen Road and North Powers Boulevard). The character of employment centers provides land for industrial, business park, manufacturing, distribution, warehousing, and other similar business uses.

***Land Use & Development, Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.***

The Master Plan addresses issues directly related to the Preliminary Plan and development of the *Vollmer Road RV Storage*. The policies specifically related to the Preliminary Plan request include:

**Goal 1.1 - *Ensure compatibility with established character and infrastructure capacity***

The Preliminary Plan proposed for the new RV storage is compatible with the existing land uses in the Vollmer Road corridor. As a nonretail business, it is similar to businesses in the locality. Woodmen View RV & boat storage facility is half a mile from the site. Nearer still are two landscaping services and an entertainment stage supplier.

**Goal 1.4 – *Continue to encourage policies that ensure “development pays for itself”.***

Vollmer Road RV Storage is proposed as a development within a non-urban density area of the Black Forest area. Little demand for existing utilities is needed. Electrical will be tied into for site lighting and the security gate. There will be no demand for water at the site. Since the site is a storage facility, there will be little additional traffic onto Vollmer Road, its single entrance. Perimeter fencing, a detention pond and internal drive aisles to access storage slots are provided in the development.

***Economic Development, Core Principle: Strengthen the economy with a skilled workforce and targeted investment.***

**Goal 3.1 – *Recruit new businesses and spur the development of growing sectors.***

The Preliminary Plan with I-2 zoning for the site is harmonious and compatible with the mixed-use, rural character of adjacent and nearby properties that are also zoned I-2, RS-5000 and RR-5. The Applicant recognizes the need for vehicle storage in El Paso County. There is a currently a nearby RV and boat storage business, confirming the need for such a facility in the area.

**Goal 3.3 – *Encourage the development of commercial districts in underserved areas.***

The development of our facility with an existing RV and boat storage facility nearby recognizes the need for such facilities. Further, it confirms the local area as an employment center with light industrial use.

***Community Facilities & Infrastructure, Core Principle: Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.***

**Goal 5.3 – Ensure adequate provision of utilities to manage growth and development.**

Concerning utilities, Mountain View Electrical Association provides electrical in the area. There will be no wastewater produced onsite, nor will water be required or provided. As stated prior, this storage facility will be “unmanned” with access generally sought only by RV or boat trailer owners who rent a storage space. With an electrical box at the site, tie in will be a simple connection. The single use of this facility will have minimal demand on utilities.

**Goal 5.4-Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.**

The submitted drainage report specifically details a four step process to minimize adverse impacts of development. The process includes reducing runoff volumes, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs). A grading and erosion control plan and a stormwater management report have been submitted with the FDR.

***Environment & Natural Resources, Core Principle: Prioritize and protect the County’s natural environment.***

**Goal 9.2- Promote sustainable best practices with regard to development and infrastructure.**

The surrounding area of the preliminary plan has sufficient carrying capacity to support the new development with regard to roadway capacity, electrical demand and organized structural fire protection.

The preliminary plan design ensures that development of this site will remain compatible and contiguous with light industrial and existing rural residential areas.

**END**

# Letter of Intent\_V1.pdf Markup Summary

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CONSULTANT:  
1610 Spring  
Road Light Drive  
Booth, CO 80109  
2-3306  
Gorman & Associates, Ltd.  
Inc., RIA/ASLA  
10th Walker Street Suite 101

Add email address

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Light Drive  
CO 80109  
6  
Gorman & Associates, Ltd.  
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