



422 E. Vermijo Avenue, Suite 100
Colorado Springs, CO 80903

**4-Way Site Development Plan
Site Development Plan
Letter of Intent**

June 11, 2026

**File Number:
PPR2347**

The O'Neil Group
422 E. Vermijo Avenue, Suite 400
Colorado Springs, CO 80903

Owner/ Applicant: KO1515 LLC
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Planner/Engineer: SMH Consultants
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Tax Schedule No: 42000-00-399

Acreage: 67.1 Acres

Zoning: CS (Commercial Services)

Utilities: 4-Way Metropolitan District (Water), septic (wastewater), MVEA (electric),
CSU (gas)

Please clarify whether only the proposed 10 spaces within phase 2 will be utilized or if the entirety of the area will be utilized for RV/Boat during the interim. This is needed as road impact fees will be applicable for all areas to be used. If the total area is to be used please identify the total # of parking spaces so that the road impact fee can be calculated accordingly. Road impact fee for the RV/boat spaces are due at time of site development plan approval. Road Impact fees for the storage buildings are due at time of building permit.

Request:

A request for site development plan (SDP) approval to allow for mini-warehousing, boat and RV storage, and shipping container storage. The submitted SDP depicts the project will be developed in two phases as shown in the graphic below. Phase 1 includes a proposed 46,000 sf mini-storage warehouse with both climate controlled (~107 units) and non-climate controlled (~58 units) units along with the business office. Three proposed storage buildings of various sizes totaling 10,700 sf (~68 units) with 24 designated outdoor boat/RV spots will be included in Phase 1 as well. Improvements as part of Phase 1 also include the construction of Dumont Drive including the intersection at Stapleton Road; over-lot grading the adjacent future commercial site at the corner of Stapleton and Hwy 24 (no proposed improvements); and constructing a water quality/detention pond serving this development and the future commercial area.

Phase 2 includes six proposed storage buildings of various sizes totaling 32,800 sf (~207 units) and 10 designated outdoor boat/RV spots. As part of Phase 1 construction, the Phase 2 area will be finished with an asphalt milling surface to store boats/RVs during the interim until Phase 2 construction begins on the storage buildings. Storm sewer lines that cut across the Phase 2 site will also be installed as part of Phase 1. Timing for construction of Phase 2 will be based on the success of Phase 1 and current market conditions.

The proposed development is in full compliance with all El Paso County regulations including the County's MS4 permit requirements (e.g. construction of a detention pond). The nine proposed storage buildings will either be standard metal framed buildings or shipping containers and will be in compliance with the use specific standards of Section 5.2.50 of the Land Development Code. If standard metal-framed buildings are used, they will match the character, color and style of the proposed mini-storage warehouse. If shipping containers are used, they will be painted a uniform color to match the mini-warehouse building. In either instance, the storage buildings will be screened from view with a solid privacy fence, will exceed all setback requirements of the CS zoning district, and will be placed on an asphalt milling surface equivalent to a gravel roadway.

This submittal is proposing NOT to subdivide the 4-Way Self-Storage from the overall 67-acre site currently. Due to that, the County's roadway landscape requirements apply to the overall site rather than just the Self-Storage parcel. Concern has been shared with the County Planning Department that installation of the roadway landscaping (green bubble below) along the edges of the future commercial parcel (orange bubble below) adjacent to the Self-Storage site prior to the commercial parcel being developed could lead to the landscape and irrigation being damaged (and added cost to replace and/or maintenance the landscape and irrigation). A request was made to the Planning Department to postpone the installation of the roadway landscaping until the commercial parcel is developed and not have it be required to be installed with the development of the Self-Storage site. The Planning Department has communicated that they are agreeable to address roadway landscaping along Stapleton, Dumont and Hwy 24 at the time of a proposed development application for that future commercial parcel. The roadway landscaping for the future commercial parcel would not be required to be installed until that site is approved and developed. The landscape areas in question are clouded on the landscape plan with a note stating the above.



Traffic:

Please review the Traffic Impact Study prepared by LSC for further details regarding potential traffic impacts. Because Phase 1 and 2 have been submitted as a single SDP, the Roadway Improvement Fee will be paid for both phases at the time of building permit. Please see the following page for the Roadway Improvement Fee calculation table.

Road Improvement Fee Calculation Table:

County Road Improvement Fee Calculation Table

Land Use Code	Land Use Description	Area (Acres)	Floor Area Ratio	Land Use Quantities	Trip Generation Units	Road Impact Fee Land Use Category	Fee Rate	Opt Out (no PID) Full Fee Amount
1	Current Phase 1 Site Development Plan Application Trip Generation:							
---	Trip Generation Estimate For "Area 1" - the Currently Proposed Phase 1 of The 4.Way Ranch Commercial Development							
---	RV/Boat Storage ⁽⁹⁾	1.19	---	31 Storage Spaces	19.11 KSF(1)	Mini Warehouse/ Outdoor Storage	\$447	\$8,542
151	Mini-Warehouse			81,500 leasable sf	81.5 KSF	Mini Warehouse/ Outdoor Storage	\$447	\$36,431
								<u>\$44,973</u>

The site development plan and TIS list this as 89,500 SF. Please revise table so that the LOI is correct or remove table and revise text to indicate the road impact fee calculation is provided in the TIS.

[illegible]