

Outstanding comment from V1.

PCD File: PPR2412  
(please add to all files)

Y|O|W ARCHITECTS

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Date: June 17, 2024

RE: MyGarage @ Northcrest – 2510 Canada Dr.  
Site Development Plan Amendment - Letter of Intent

We are requesting a **Site Development Plan Amendment application** with El Paso County. We intend to show a new Self Storage complex on the site. 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.

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. 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.

**Applicant:**  
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719-475-8133

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

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

Please add a discussion regarding how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code. A discussion regarding the provision of utilities.

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This application is for a new Site Development Plan. This application is not an amendment of a previous application or project.

Please state if the self storage will be 24/7 or limited daily hours.

Please state the sqft size of the storage facility and the number of storage units.