

Y|O|W ARCHITECTS

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Date: March 19, 2024

RE: MyGarage @ Northcrest – 2510 Canada Dr.
Site Development Plan Amendment, Special Use

We are requesting a Site Development Plan Amendment application with El Paso County, this application shall include several items associated with that submittal along with a Site Development Plan to show what is being proposed. We intend to show a Self Storage complex on the site. The 3.24 acre site has a tax number of 5332309008 and is zoned CC(Commercial Center). There are not any Overlay districts identified for this property.

This project is in general conformance with the goals, objectives, and policies of the Master Plan; the associated Site Development Plan application proposes change the office/warehouse to a self-storage complex at the commercial center. The proposed subdivision is in conformance with the requirements of this Code.

The water supply report provides sufficient information to identify compliance with the water supply standards and identifies any need for additional water supplies, within the water resources report prepared by RMG. The project will not interfere with the extraction of any known commercial mining deposit. The proposed methods for fire protection are adequate to serve the site, a commitment letter from Cimarron Hills is provided. A traffic impact study has been completed by Galloway that shall show that the site will be designed to accommodate all additional traffic generated from the new layout. The project is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints, we have looked into all of these aspects and addressed them in all aspects of design.

This application shall be reviewed under the criteria that the overall design principles implemented shall provide a safe, serviceable, and healthy living environment. The parcel shall be designed to allow for any allowed within the zone. The application shall comply with the zoning code. The design shall comply with the setback requirements, parking standards, and the overall design intent of the master plan.

Master Plan Conformance: “The proposed project is in general conformance with the goals, objectives, and policies of the Master Plan.”

The Master Plan indicates that this project is located in the Regional Center Placetype. This Placetype The fundamental purpose of a Regional Center is to provide access to necessary and desired commercial goods and services in El Paso County through a unique mix of uses. This placetype differs from Rural Centers by providing a level of goods and services that attract people from across the County, and depending on location, from adjacent counties. Regional Centers often incorporate a lifestyle live-workplay environment and can include multifamily housing elements in their design as standalone apartments or part of mixed-use developments. This project intends to follow this precedent by filling in a commercial use along Constitution Ave. *This project shall provide commercial goods and services with easy access for many neighbors.*

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Site Development Plan: “The subdivision is in substantial conformance with the approved preliminary plan”.

All of the aspects of the plan adhere to with the Land Development Code. All aspects of the design are in line with the code, to include building height, building setbacks, parking requirements, and ADA design standards.

Subdivision Design Standards: “The subdivision is in conformance with the subdivision design standards and any approved sketch plan.”

The proposed Final Plat is prepared in accordance with applicable subdivision design standards with the respect to lot size, setbacks, access and provision of utilities.“

Water Supply: “A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code.”

Water service shall be provided by Cherokee Metropolitan District. A sufficient water supply commitment letter from CMD has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed

Wastewater Disposal: “A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations [C.R.S. 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.”

A public sewage disposal system has been established with the Northcrest site and the system complies with state and local laws and regulations. A wastewater commitment letter has been provided by Cherokee Metropolitan District (CMD) with the submittal.

Soil and Topographic Conditions: “All areas of the proposed subdivision, which may involve soil or topographical condition presenting hazards or required special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. 30-28-133(6)(c)].”

A subsurface soil investigation shall be prepared, and the owner shall comply with the recommendations of the report. This report shall also been sent to Colorado Geological Survey for review. Based on the findings of the report, the buildings proposed can be supported with standard shallow spread footings on site.

Drainage Requirements: “Adequate drainage improvements complying with State law [C.R.S. 30-28-133(6)(c)(VIII)]and the requirements of this Code and the ECM are provided by the design.”

The project is consistent with the submitted Final Drainage Report. This report was completed by Kiowa Engineering and submitted with this application. The report shall show adequate capacity of the detention pond located on site. The owner shall comply with the requirements of the drainage report.

Public Improvements: “The location and design of the public improvements proposed in connection with this project are adequate to serve the needs and mitigate the effects of the development.”

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.

Access: *“Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.”*

The proposed access points onto Canada Dr. shall be utilized. No access or driveways shall be allowed onto Constitution Ave.

Compatibility: *“The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County’s plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to , wetlands and wildlife corridors, into the design, and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.”*

The proposed subdivision has established an adequate level of compatibility by incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.

Services: *“Necessary serviced, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.”*

Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are available to serve this development. This development provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.

Fire Protection: *“The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Coded.”*

Northcrest is located within the Cimarron Hills Fire Protection District (CHFPD) which is providing fire protection for the site and the surrounding area. The District has agreed to serve the project. The owner shall observe and follow the recommendations of the reports and Fire Protection District. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.

Off-site impacts: *Off- site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8*

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Adequate public facilities: Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

Mining Extraction: The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]

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