

# Y|O|W ARCHITECTS

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**Date: August 2, 2024**

**RE: PCD FILE: PPR2412 - MyGarage @ Northcrest – 2510 Canada Dr.  
Site Development Plan - Letter of Intent**

*We are requesting a Site Development Plan 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. We are concurrently applying for a Site Development Plan and Condo Plat for the property.*

*We are proposing to show 71 storage units within three buildings. These buildings shall encompass a total of 62,441 square feet. These buildings step down the slope of the site, but they are generally 24' in height. The storage units shall be sold to private individuals separately. The site can be accessed by the owners at any time of day.*

*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 in regards to the size of the lot for this zoning district. 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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