



GENERAL APPLICATION FORM

Edited 2/13/17

Tax Schedule Number(s):

Project Name: Equipment Storage

Existing Zone: C-6/AO/cr

Acreage: 8.694

Site Address: 2420 Victor Place

Direction from
Nearest Street
Intersection:

on Victor Pl., north of Victor Pl. and
Power Road

6401100053 6401102126

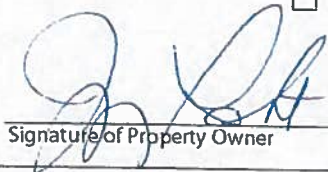
TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

- | | |
|---|--|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> PUD Concept Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> PUD Development Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> PUD Zone Change |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Subdivision Plat <input type="checkbox"/> Prelim <input type="checkbox"/> Prelim & Final <input type="checkbox"/> Final |
| <input type="checkbox"/> Building Permit Prior to Platting | <input type="checkbox"/> Subdivision Waiver <input type="checkbox"/> Design <input type="checkbox"/> Process |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 | <input type="checkbox"/> Use Variance <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM |
| <input type="checkbox"/> Concept Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input type="checkbox"/> Vacation of Plat |
| <input checked="" type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Development Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input checked="" type="checkbox"/> Zone Change; Proposed Zone: REMOVE PRIOR CONDITION PROHIBITING EQUIPMENT & CONTRACTOR STORAGE YARDS. |
| <input type="checkbox"/> Historic Preservation <input type="checkbox"/> Re-roof <input type="checkbox"/> Hearing Request | <input type="checkbox"/> FBZ Development Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM |
| <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Irrigation | <input type="checkbox"/> FBZ Conditional Use <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM |
| <input type="checkbox"/> Master Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input type="checkbox"/> FBZ Interim Use Plan |
| <input type="checkbox"/> Nonuse Variance | <input type="checkbox"/> FBZ Minor Improvement Plan |
| <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> FBZ Warrant |
| <input type="checkbox"/> Property Boundary Adjustment | |

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

☐ I, as the property owner, wish to receive copies of all correspondence regarding this project.



2/25/19

Signature of Property Owner

Date

Signature of Applicant/Consultant

Date

CONTACT INFORMATION (please print or type)

Applicant/Consultant: Bestall Collaborative Limited

Contact Name: Jack Bestall

Address: PO Box 2223

City: Evergreen

Phone: (720) 810-6480

State: CO

Zip Code: 80437

E-Mail: jack@bestallcollaborative.com

Property Owner: OCEANS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

Phone: (719) 473-7763

Address: 3707 PARKMOOR VILLAGE DRIVE SUITE 103 COLORADO SPRINGS, CO 80917

City: COLORADO SPRINGS

State: CO

Zip Code: 80917

E-Mail: joy.focht@proformaland.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

☒ Checklists ☒ Distribution Form ☒ Project Blurbs

Initial Review Level: ☐ AR ☒ CPC ☐ DRB ☐ HP

Payment \$ 4310

Assigned to: Tasha Brackin

Date: 4/9/2019

Receipt No.: 33467

City File No: CPC 2C 19-00047



Zone Change Application Requirements

REVIEW CRITERIA: A proposal for the establishment or change of zone district boundaries may be approved by the City Council only if the following findings are made:

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.
2. The proposal is consistent with the goals and policies of the Comprehensive Plan.
3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.

Existing Zone:

Proposed Zone:

SUBMITTAL CHECKLIST: The following items will need to be included in any review submittal for a change of zone.

Applicant

Planner

☒ **General Development Application Form**



1 copy of a **Project Statement** identifying the following:

- ☒ 1. A clear description of the proposed zone change;
- ☒ 2. A justification based on the review criteria why the proposed zone change should be approved; and
- ☒ 3. A description of how each issue, as communicated by the reviewing Planner, has been addressed.

☒ **Mineral Estate Owner Notification Certification Affidavit**



1 copy of either a **Concept Plan** or **Development Plan** showing all "Plan Contents" listed in their respective checklists.

A **Concept Statement** may be an acceptable alternative to the above plans if rezoning to either of the following districts: A, R, R1-9000, R1-6000, R-2, PF, or PK.

☒ **If rezoning to:**



PF: A development plan must be approved prior to the issuance of a building permit

OR: A development plan is required at the time of the request to establish the zone district

DFOZ Overlay: A development plan is required at the time of the establishment of the parent zone district

☒ A copy of the **Pre-Application Meeting Summary** from the assigned City Planner



A **legal description** and **drawing** of the property to be rezoned. Subdivision names must be as shown on the recorded plat

- ☒ and include the Book and Page or Reception Number. Any exceptions must be completely written out in metes and bounds for the entire boundary of the Zone Change. Easements not on the parcel should not be included.



☒ All plans, documents, and reports uploaded to **Dropbox** folder (Planner to send folder invite link through email)



REPORTS & STUDIES: (requirement to be determined at the pre-application or LDTC meetings) These reports and studies must be prepared by an appropriate qualified professional.

☐ 2 copies of a **Drainage Report**



☐ 2 copies of a **Traffic Impact Analysis**



☐ 2 copies of a **Geologic Hazard Study**



Bestall Collaborative Limited

Planning Environment Construction Management Development

March 31, 2019

Ms. Tasha Brackin, AICP
Senior Planner – Central Team
30 S. Nevada Avenue, Suite 105
PO Box 1575, MC 155
Colorado Springs, CO 80901-1575

RE: 2420 Victor Place – Equipment Storage Facility Project Statement
Request Zoning Change to include Conditional Use and Concept Plan Review

Ms. Brackin:

Oceans Investments LLC, is requesting the review and approval of a Zone Change to include a Conditional Use with a Concept Plan for Lot 1 at 2420 Victor Place - a 8.69-acre parcel in the Victor Business Park, to allow for an equipment storage yard to be developed.

The property was zoned PIP-1, however, it was 'down-zoned' to C-6 and approved for an auto dealership in March 2016. The developer did not move forward and the transaction was not completed. After three years, the applicant has an owner/manager that would like to purchase the property for an equipment storage facility to develop a storage facility for RVs, trucks/trailers and contractor equipment. The facility will be provided with enhanced security, using cameras, card activated gates, and central monitoring. The buyer has engaged the adjacent homeowners in the adjacent neighborhood to ensure a compatible fit of the proposed plan.

Legal Description

A tract of land located in the Northeast one-quarter of Section 1, Township 14 South, Range 66 West, of the 6th Principal Meridian, City of Colorado Springs, El Paso County, State of Colorado.

Context: Access and Uses

The Victor Business Park, was planned and developed for commercial/industrial uses. Located in the middle of the busy Powers Blvd corridor between Palmer Park Blvd and Constitution Ave, access to the site is provided off of Victor Place, a "frontage road" for Powers Blvd along the east property line. Adjacent commercial/industrial uses accessed off of Victor Place include:

- North: Public Storage facility (PIP-2 Mini-storage), Timberline Landscaping Inc. and a power transmission facility
- South: American Emergency Response, All-Star Storage (PIP-2 Office), other commercial industrial facilities, and a U-Haul Self Storage - Victor Place & Powers Blvd intersection
- West: Residential neighborhood (R-1 6000/Single Family Residential)

Proximate to the Victor Business Park in the Powers Blvd corridor are a range of commercial and industrial uses: beginning at Constitution Blvd on the south - a Seven Eleven, Wendy's, Golden Corral, Woodford Manufacturing Company, 2300 Powers Business Plaza (retail, office, commercial service), Lockheed Martin; and to the north at Constitution Ave., a major commercial center - First & Main Town Center is located on the east; and Constitution Commons located on the west side of Power Blvd at Constitution Ave.

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Neighborhood Engagement

Eight residential home owners immediately adjacent the 2420 Victor Place property were contacted and invited to meet on February 28 2018 at one of the neighbor's homes. The meeting was productive and we learned about their concerns for the property in its current state and when

developed. There is support for the equipment storage facility, as it provides a less intense use; certainty of the development type and associated improvements; increased security; and sound attenuation. We committed to communicate with the neighbors on the following items that were discussed at the meeting.

- Fence. 8-foot painted metal fence (earth tones – beige/brown); to be located immediately adjacent (2'– 3' TBD) existing residential wood fence to allow maintenance, but, not an area difficult to secure from trespass.
- Wildlife Management. to be trapped relocated humanely
- Onsite Living. People not allowed to live in RVs or any other place on property.
- Lighting. Directed away from neighborhood: lighting to be installed with cut-off fixtures.
- Upkeep. Facility will be regularly monitored (cameras, on-site inspections).
- Hours of Operation. 24/7 access - sundown to sunup quiet time strictly imposed.
- Refuse. Facility dumpster and individual yard dumpsters allowed if regularly serviced. Scrap piles, unusable vehicles, fabrication and repair activities not allowed

Zone Change Request.

A change of zone is not necessary for this project. Removal of the conditions of approval for the auto dealership plan approved in March 2016 (documented in a May 8 2016 letter from staff) is required to develop an equipment storage facility. The C-6 AO zoning for the auto dealership would remain the same with the removal of the conditions of record prohibiting equipment and contractor storage as a conditional use.

- REQUEST APPROVAL OF THE EQUIPMENT STORAGE AS A CONDITIONAL USE.

Zone Change Review Criteria

Zoning Code Section 7.5.603: Establishment or Change of Zone District Boundaries: A proposal for the establishment or change of zone district boundaries may be approved by the City Council only if the following findings are made: or changes of zone district boundaries that may be approved by the City Council based on the following findings:

1. The action will not be detrimental to the public interest, health, safety, convenience or public welfare.
 - Response: A change to a zone district boundary is not being requested. We are requesting the approval of the Equipment Storage facility as a conditional use to allow for equipment over 15,000 lbs GVWR. This use as planned is not detrimental to the public interest, health, safety, convenience or public welfare. It will provide a less intense and more passive use than the approved auto dealership; providing safe facilities to house equipment in a secure manner; which will benefit the public welfare by providing a means to remove such equipment from neighborhoods where they are a detriment to the public welfare: impacting the character, lifestyle and property values of property owners; and fostering crime.
2. The action is consistent with the goals and policies of the Comprehensive Plan
 - Response: The Comprehensive Plan identifies the area along Power Road as a developing business corridor. This proposed facility will utilize this vacant parcel and make productive use of it in this developing corridor.

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3. Where a master plan exists, the project is consistent with such plan or an approved amendment to such plan, Master plans that have not been classified as implemented do not have to be amended to be consistent with a zone change request.
 - Response: The proposed equipment storage use is consistent with the Victor Business Park plan – and is compatible with the storage facilities adjacent the 2420 Victor Place property on the north and south. No amendment of the plan is necessary.

Concept Plan Request.

The Equipment Storage Concept Plan is similar to the layout of the auto dealership concept plan approved in 2016, with the exception that there are no buildings; retail sales and maintenance or repair activities. and like self-storage – this is a relatively passive use and less intense than commercial, industrial and residential uses – with less traffic generation, noise and onsite activity. The plan provides for two secure entrances on Victor Place at the north and south ends of the east property boundary. The south entry is envisioned as the primary entrance with the north entrance serving as a secondary access. The frontage along Victor Place will be landscaped to the City's standards with a contemporary, earth-tone, metal panel privacy fence and matching card-operated security gates.

Storage spaces will be provided for RV's, truck/trailers and contractor equipment accessed from 40' drive aisles. Storage spaces vary in size and are planned from the following base dimensions: RV's - 14'x20' to 14'x60'; truck/trailer - 15'x70' and the contractor equipment storage - 20'x60'. Contractor spaces are devised by 72" chain link fences within the facility and can be combined into larger spaces depending on the client's needs. One storage container is also allowed per space to contain small equipment. This has been found to be an excellent method for securing smaller equipment and maintaining an organized storage yard.

The facility will have central security and maintenance monitoring consisting of approximately 20 to 35 HD cameras, connected to a high capacity NVR (network Video Recorder) with typically 12 Terabytes of data storage (maintains approximately 45 to 75 days of memory). The cameras are optimized to identify movement and to notify management in event of intrusion and documentation of inappropriate activities. The cameras can be monitored onsite, at the main office, via mobile phone and are accessible to the tenants for their own use.

Equipment Storage Concept Plan Summary

- a. Access. Two access locations on Victor Place - secured with card activated gates.
- b. Sanitary Sewer. Not required.
- c. Water. Required for landscape irrigation.
- d. Drainage Design. Will comply with City & County Development Plan requirements.
- e. Storage Spaces. The plan provides spaces for RV (15'x20' to 15'x50'), truck/trailer (15'x60'), and contractor equipment (20'x60'; fenced, can be combined).
- f. Victor Place Frontage. 8' privacy fence with landscape designed to City standard.
- g. Security. Security cameras with centralized monitoring deployed throughout the facility.
- h. Lighting. Cut-off fixtures utilized to limit light diffusion.
- i. Residential Setback. A 100' setback up to 160' maintained adjacent west property line with landscaping to City standard.
- j. Detention. West area of lot allocated to detention, including run-off from Public Storage to north – which is not currently providing onsite detention.
- k. Neighbor Preference. Neighbors expressed preference for a fence within 3' of the property line - allowing for maintenance, security, but not an attractive nuisance.
- l. Privacy Fence. 8'- metal earth tone, post/panel fence located 3' from west property line.

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- REQUEST APPROVAL OF THE EQUIPMENT STORAGE CONCEPT PLAN.

Concept Plan Review Criteria:

The concept plan must comply with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the existing and proposed land uses surrounding the site.

1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?
 - Response: No - the general health, welfare and safety of residents or workers will not be affected by this development. The major setback (100' – 160'), privacy fence and security provided by the facility will buffer the neighborhood. There will be minimal worker activity onsite.
2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?
 - Response: Yes – light and air should not be affected.
3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?
 - Response: Yes - the landscaping will meet City requirements for this type of use in this neighborhood and part of the community.
4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?
 - Response: Yes – the circulation plan and ingress/egress points have been arranged to promote safety, convenience and ease of movement for vehicles and pedestrians – on and offsite. This type of use is a low traffic generator.
5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
 - Response: No – the facility is a low traffic generator, will not require sanitary sewer; will utilize water for landscape only; will not add recreationists or students; but, will assist in completing the drainage system in this area of the Victor Place Business Park.
6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?
 - Response: Yes – the development should assist in stabilizing the edge of the residential neighborhood to the west by creating a proper fence, open space buffer and security system – reducing road noise from Powers Blvd and unauthorized use of what is now a vacant lot frequented by vagrants.
7. Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?
 - Response: Yes – the equipment storage area is buffered from the residential neighborhood by a minimum 100' setback and 8' privacy fence. Equipment Storage is a passive, low intense use – generating low traffic levels. Fabrication, repairs and business administration activities will not be allowed at the facility.

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8. Is the concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?
- Response: Yes – the proposed Concept Plan conforms to the Comprehensive Plan for the Powers Blvd corridor, C-6 Zone, and approved Concept Plan and Plat standards for the property.

Conditional Use Request.

Contractor Storage Yards are a permitted use in the C-6 zone, but the ability to store heavier equipment is considered an Equipment Storage Yard, which is designated as a "conditional use", in the C-6 zone. The planned Equipment Storage facility will have high value equipment, heavier than 15,000 lbs GVWR.

- REQUEST APPROVAL OF A CONDITIONAL USE TO ALLOW EQUIPMENT GREATER THAN 15,000 LBS GVWR.

Conditional Use - Review Criteria:

The proposed Conditional Use permit will allow for an equipment storage facility at this location that meets the standards for a "Conditional Use" according to Zoning Code Section

7.5.704. The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
- Response: Approval of the Equipment Storage as a conditional use is consistent with the value and qualities of the surrounding neighborhood, and no injury should be incurred. The conditional use will allow for an increased vehicle weight (GVWR) only, which is consistent with higher value equipment, security, and facility management.
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
- Response: The approval of the Equipment Storage conditional use is consistent with the intent and purpose of the C-6 zone and is not detrimental to the public health, safety, and general welfare. The facility will provide a less intense and more passive use than the approved auto dealership which will benefit the public welfare.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.
- Response: The Comprehensive Plan identifies the area along Power Road as a developing business corridor. The proposed Equipment Storage facility at the vacant 2420 Victor Place parcel will make productive use of this property and conform to the existing and developing uses in the Power Road business corridor.

We appreciate your consideration of this request and look forward to working with you on the Zoning Change, Concept Plan and Conditional Use approval for this Equipment Storage facility.

Thank you.



Jack Bestall, Principal
Bestall Collaborative Limited

CITY OF COLORADO SPRINGS
We Create Communities

LAND USE REVIEW DIVISION

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: Oceans Investments LLC

PROJECT: 2420 Victor Place

CITY PLANNING FILE NUMBER(S):

The Applicant certifies that he has complied with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process. The Applicant certifies that the records, including filed requests for surface development notification forms, of the El Paso County Tax Assessor and the Clerk and Recorder were examined. The Applicant further certifies the following:

☐ Yes, a separate mineral estate owner(s) was identified and the Applicant certifies that 1.) the mineral estate owner(s) was notified by certified mail, return receipt requested, or by a nationally recognized overnight courier of the initial City Planning Commission public hearing not less than thirty (30) days prior to the hearing; 2.) he has attached a listing of the Mineral Estate Owner(s) with mailing addresses, and 3.) has attached a copy of the notice that was mailed. Said notice contained the time and place of the public hearing, the nature and subject of the hearing, legal description of the property and the name of the applicant.

☐ **Yes** a separate mineral estate owner(s) was identified, but the Applicant certifies that 1.) no mailing addresses of record(s) are known; 2.) he has attached a listing of the Mineral Estate Owner(s); and 3.) no further action was taken.

☐ No separate mineral estate owner(s) were identified and no further action was taken.

Pursuant to 24-65.5-103(4), C.R.S., I certify that above is true and accurate and that I have acted in good faith to comply with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process.

Dated this 12th day of March 20 19

Signature

Notary Certificate:

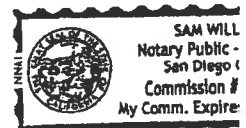
STATE OF COLORADO))
COUNTY OF EL PASO) sis

The foregoing certification was acknowledged before me this ____ day of _____, 20__, by

Witness my hand and official seal.

My commission Expires: _____

Notary Public



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

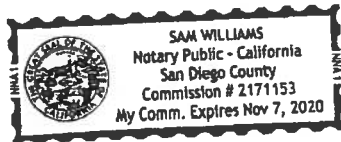
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Diego)
 On Mar 12, 2019 before me, Sam Williams, notary public
 Date Here Insert Name and Title of the Officer
 personally appeared Joy Focht
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Sam Williams, notary public
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

US
 California
 Notary
 Public
 No. 71153
 Exp. 7, 2020

Legal Description:

A tract of land located in the Northeast one-quarter of Section 1, Township 14 South, Range 66 West, of the 6th Principal Meridian, City of Colorado Springs, El Paso County, State of Colorado.



PRE-APPLICATION MEETING SUMMARY

Area: Central Date: 12/12/18

Pre-Application No.: TKB-18-009

Applicant(s) Present: Jack Bestall & Joe Quinn

Lot Size: 8.69 acres

Site Location: 2420 Victor Place

TSN: 6401102126

Project Description: Contractor Storage (Outdoor) with non-paved surface

Zone: C-6 CR AO

APPLICATION(S) REQUIRED: ☐ No application to the Planning Department required

- | | | |
|--|---|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input checked="" type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input checked="" type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input checked="" type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ ☐ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS:

Note: Applicant will be required to pay for postage at time of poster pick-up.

- | | | |
|---|--|--|
| <input type="checkbox"/> Pre-Application Stage | <input type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage |
| <input type="checkbox"/> Postcard | <input type="checkbox"/> Poster | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft. | <input type="checkbox"/> 1,000 ft. |
| <input type="checkbox"/> Custom distance: _____ | | |

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|---|--|--|
| <input type="checkbox"/> Geo-Hazard Report | <input type="checkbox"/> Traffic Impact Analysis | <input type="checkbox"/> Drainage Report |
| Contact: _____ | Contact: _____ | Contact: _____ |
| <input type="checkbox"/> Hydraulic Grade Line | <input type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTC MEETING: ☒ Yes ☐ No

Date: Jan. 2, 2019 10:15 am

Time: _____

COMMENTS: (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

- LDTC meeting scheduled for January 2, 2019 at 10:15 am, 30 South Nevada Avenue, 4th Floor.
- Site development will require four applications: Conditional Use for "Equipment Storage Yard" to allow storage of vehicles over 15,000 lbs GVWR; Development Plan; Nonuse Variance to allow the storage yard to have alternate unpaved surface; and Zone Change to remove a prior Condition of Record prohibiting Equipment Storage Yards and Contractor Storage Yards. The Conditional Use requires approval of the Planning Commission; the Zone Change requires Planning Commission and City Council approval.
- One Checklist addresses the requirement for both the Conditional Use and Development Plan. A separate checklist is required for the variance and another for the Zone Change. Please note that approval of a Variance includes criteria for demonstrating a hardship for the request to allow non-paved surface. Additional details will be requested for the surface type (asphalt millings? cold roll asphalt?).
- Drop box will be used for electronic submittal; email planner when ready and I will provide a link. Payment of application fees can be by check or credit card (via telephone).
- Link to the City Code, for the Permitted Use Table (Code Section 7.3.203) as well as development standards related to landscaping, height of walls, etc. (Chapter 7, Article 4) is provided in email.
- Please note that "Equipment Storage Yards" are a use "By Right" (i.e. - no Conditional Use Permit would be required) in the M-2 zone districts. A link to the City zoning map is provided in email.

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: \$6,992 +

Number of Plans: One printed copy of each type and one electronic +

Tasha Brackin, AICP

Senior Planner
Land Use Review
Planning & Community Development

30 S. Nevada Avenue, Suite 105
P.O. Box 1575, MC 155
Colorado Springs, CO 80901-1575

Phone: (719) 385-5369
Fax: (719) 385-5167
tbrackin@springsgov.com



**City of Colorado Springs
Planning Department
Fee Receipt**

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Conditional Use/Use Variance-Conversion-CSFire	CSFire	\$248.00		
Conditional Use/Use Variance-Conversion-CSUtil	CSUtilities	\$111.00		
Conditional Use/Use Variance-Conversion-EDR	Engineering Development Review	\$221.00		
LUR - Conditional Use	Land Use Review	\$1,445.00		
LUR - Zone Change with Concept Plan	Land Use Review	\$120.00		
LUR - Zone Change with Concept Plan	Land Use Review	\$2,140.00		
Tech Fee	IT-GIS	\$25.00		
Total Fees		\$4,310.00		

Intake Staff:

Date: 4/3/2019
Planner: Tasha Brackin
Receipt Number: 33467
Check Number: 039335
Amount: \$4,310.00
Received From: Jack Bestall via phone

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: April 11, 2019
Planner: Tasha Brackin
Planner email: Tasha.Brackin@ColoradoSprings.gov
Planner phone number: (719) 385-5369
Consultant Email: jack@bestallcollaborative.com
Consultant Name: Jack Bestall
TSN: 6401102126

PROJECT:

<input type="checkbox"/>	Pre-application Notice	<input checked="" type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

PUBLIC NOTICE:

☐ 150 feet ☐ 500 feet ☒ 1,000 feet
☐ Modified (attach modified buffer)

PROJECT BLURB(S)

Provide a project blurb for each application type, adjust language as needed. Note code sections where applicable for variances.

Zone Change

Request by Joy Focht/Oceans Investments, LLC (owner), with representation by Jack Bestall/Bestall Collaborative Limited (consultant), for approval of a Zone Change for removal of a Zoning Condition prohibiting the Equipment Storage Yard use. If approved the proposed would allow for an Equipment Storage Yard to occupy the property. The site is zoned C-6, is located at 2420 Victor Place, and consists of 8.69 acres.

Conditional Use Development Plan

Request by Joy Focht/Oceans Investments, LLC (owner), with representation by Jack Bestall/Bestall Collaborative Limited (consultant), for approval of a Conditional Use Development Plan. If approved the proposed would allow an Equipment Storage Yard to occupy the property. The site is zoned C-6 located at 2420 Victor Place, and consists of 8.69 acres.

POSTCARD

Include 3-5 highlighted points to best describe the project.

- This project proposes an Equipment Storage Yard involving designated fenced spaces to be leased for contractor equipment storage, including storage containers, as well as truck-trailer and individual RV storage.
- An eight-foot tall solid fence with landscape buffer is proposed along the west property line to screen the use from adjacent single-family homes.
- A buffer distance of 100 feet from the residential properties to the west is also proposed.

Neighborhood Meeting Information:

N/A

[Type text]

POSTER

Fill out applicable information below:

What type of project is proposed? (large bold letters on poster, approx. 35 characters):

Zone Change and Conditional Use to allow an Equipment Storage Yard.

Subtext (below bold letters, file number or additional information approx. 55 characters):

Request to remove previous Condition of Zoning that prohibits Equipment Storage yards. Equipment Storage Yard use would allow storage containers, truck-trailers, RV storage and contractor equipment in individually fenced spaces.

This is the file number area.

Planning and Development Distribution Form
Zone Change – ZC & PUZ

Directions: Planners select at least one check box under each section to determine the application distribution.

Planner Intake Date: 4/9/2019

Admin Receive Date: 4/11/19

Project Name: **Victor Place Equipment Storage Facility**

1. PUBLIC NOTICE: (see Project Blurb to establish noticing parameters)

2. Date bucksliip comments are due (21 calendar days after submittal): 5/2/19

3. HOA: (Note HOA number or write N/A) **Rustic Hills**

(Add emails for HOA to mailing list if no contact email info)

4. STANDARD DISTRIBUTION:

☒ **Include all standard distribution recipients** (either check here or individually check boxes below)

Electronic plans

ID#	Division Name	Email/Distribution Notes
24	<input type="checkbox"/> DR&S	sapplegate@springsgov.com
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org rqt@cscono.org
13	<input type="checkbox"/> Parks and Recreation	coperry@springsgov.com
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPPLEGATE@springsgov.com
88	<input type="checkbox"/> Parking Enterprise	gwarnke@springsgov.com
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
56	<input type="checkbox"/> PlanCOS	plancos@springsgov.com

5. SCHOOL DISTRICT:

Electronic plans

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	mwilsey@hsd2.org
68	<input type="checkbox"/> School District # 3	neald@wsd3.k12.co.us
37	<input type="checkbox"/> School District # 11	johnstp@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input type="checkbox"/> School District # 20	mark.hatchell@asd20.org
69	<input type="checkbox"/> School District # 22	terryebert@ellicottschools.org
41	<input type="checkbox"/> School District # 49	mandrews@d49.org

6. MILITARY INSTALLATION (if within 2 mile buffer):

Electronic plans

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil
46	<input type="checkbox"/> NORAD	dino.bonaldo@cheyennemountain.af.mil dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil

		Michael.kozak.2@us.af.mil Kim.van_treadway@us.af.mil
26	<input type="checkbox"/> USAFA	Victoria.Williams@us.af.mil carrie.muchow.ctr@us.af.mil
75	<input checked="" type="checkbox"/> Peterson	glenn.messke@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

7. OPTIONAL DISTRIBUTION (Depending on Location of Site):

Electronic plans

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
18	<input type="checkbox"/> Streamside Area Overlay	lthelen@springsgov.com
15	<input type="checkbox"/> Hillside Overlay	mdschultz@springsgov.com rteixeira@springsgov.com
42	<input type="checkbox"/> Historic Preservation Area Overlay	hvannimwegen@springsgov.com dsexton@springsgov.com
20	<input type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	MikeHrebenar@elpasoco.com Review of Plans within ½ mile of a County/City Border
28	<input type="checkbox"/> ADA	Anna.Kangas@coloradosprings.gov Michael.Killebrew@coloradospring.gov
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
70	<input type="checkbox"/> Woodmen Road Metro District	autumn@schoolerandassociates.com lori@schoolerandassociates.com
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfire.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jwalker@springsgov.com
70	<input type="checkbox"/> Woodmen Heights Metro District	autumn@schoolerandassociates.com lori@schoolerandassociates.com
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	kbrady@springsgov.com
20	<input type="checkbox"/> Airport	kandrews@springsgov.com
9	<input type="checkbox"/> Fire	sdsmith@springsgov.com
85	<input type="checkbox"/> Utilities	Buckslips@CSU.org

8. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	
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Special notes or instructions:

