

- LEGEND:**
- FOUND ILLEG. 1" AL. CAP ON #5 REBAR
 - ⊗ WATER VALVE
 - FIRE HYDRANT
 - ◆ HAND FAUCENT
 - POWER POLE
 - LIGHT POLE
 - MAIL BOX
 - ELECTRICAL VAULT

Owner:
Action Excavation & Landscape Co.
Attn: Eric Wyatt
3533 W. Colorado Ave.
Colorado Springs, CO 80904

Legal Description:
Lot 1 Chico Subdivision, County of El Paso, State of Colorado, and containing 0.71 acres / 31,107sf

Units of measurement: US Survey Feet

Address: 2915 Robinson Street / 645 S. 31st Street

Zone: M

Setbacks:
Front = 15'
Rear = 15'
Side = none listed
Max Building Height: 50'

Assessors Parcel No.: 74104-12-001

Flood plain:
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0726 G, dated December 7, 2018.

Use(s):
Mini storage

Area:
Overall: 31,107 sf 100%
Buildings: 12,018 sf 38%
Impervious: 19,088 sf 62%

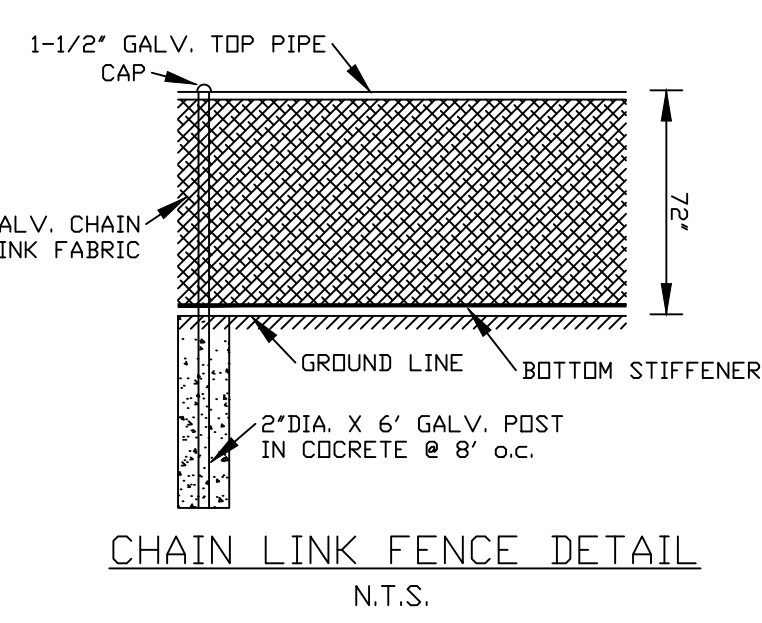
Parking requirements:
Total bldg(s) sf = 12,018, Storage: @ 1 space / 1000 sf = 1 space
Provided: 3 spaces with 1 marked for handicapped parking of which one H/C space to be van accessible

Site notes:

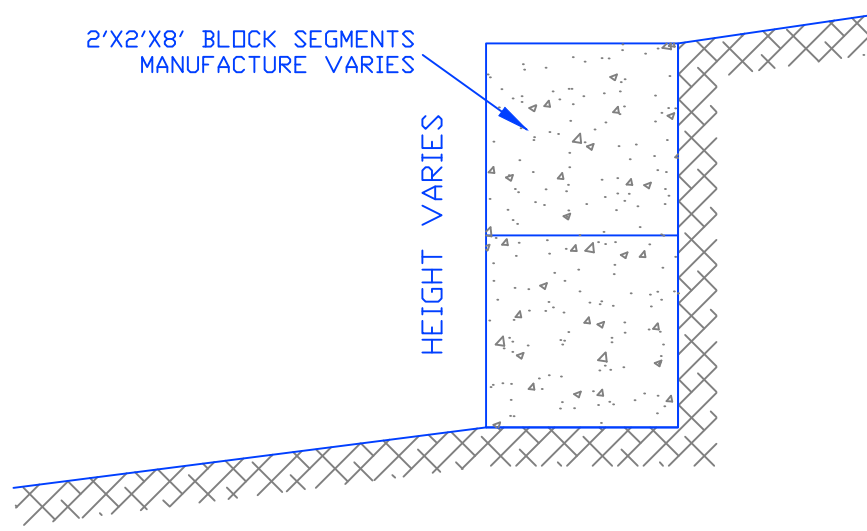
1. The items shown on the plan are existing as of October 2023
2. Trash dumpster is to be screened by a 6' high, wooden fenced enclosure.
3. All parking and driveway areas are paved to meet H-20 load specs.
4. Accessible parking spaces, access aisles, and signage shall meet all applicable County code requirements including:
Parking spaces and access aisles shall be level with surface slopes not exceeding one to fifty (1/50) (2 percent) in all directions.
Accessible parking spaces shall be marked with four inch (4") lines
Accessible aisles shall be outlined and diagonally striped at forty five degree (45°) angles in a contrasting color such as yellow, white, or blue.
Each accessible parking space shall be designated as reserved by a sign showing the International Symbol of Accessibility. Van accessible spaces shall have an additional sign containing the designation, "van accessible", mounted below the symbol of accessibility. Each accessible parking space sign shall be no smaller than eighteen inches (18") tall by twelve inches (12") wide. Each van accessible sign shall be no smaller than six inches (6") tall by twelve inches (12") wide. Signs shall be located at the head of the space with the bottom of the sign(s) between five feet (5') and seven feet (7') above the finish floor or ground surface.
5. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the County of does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

Site drainage:

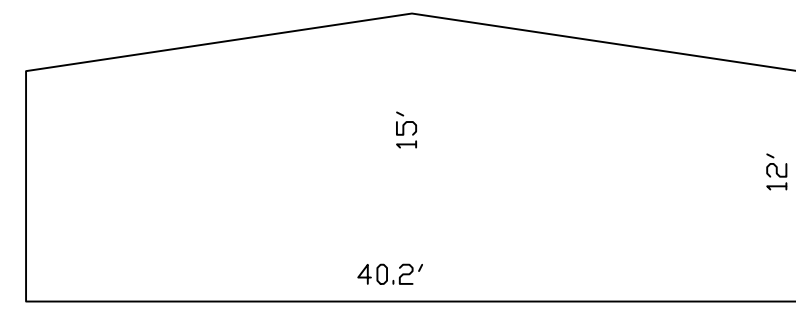
There will be no change in the existing runoff



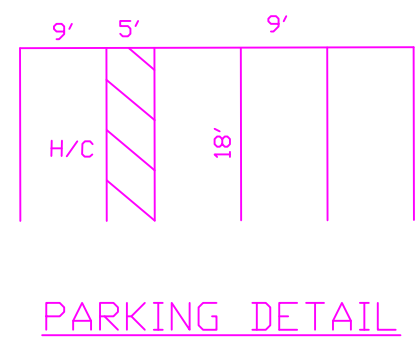
Alternative landscape for east property line



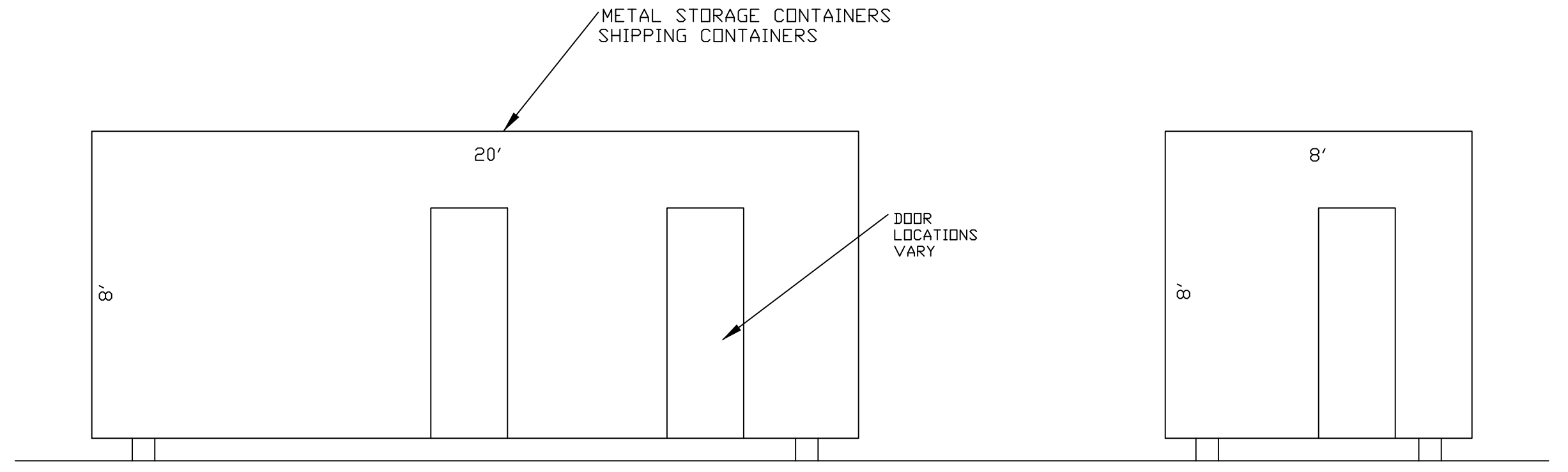
BLOCK WALL
1/2"=1'-0"
HEIGHT VARIES



2915 W. ROBINSON
1"=10"
DOORS ON REAR AND FRONT OF BUILDING



PARKING DETAIL



SIDE

END

BUILDING ELEVATIONS
1"=2'

PCD File No.: PPR242

Approved
By: *Tonia Kilgus*
Planning Manager
Date: 09/16/2024
El Paso County Planning & Community Development

Prepared by the office of:
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Celebrating 45 years in Business

DRAWN BY: D.E. WATTS DATE: 11-6-23 DWG. NO.: 23-5981-02 SURVEYED BY: ESW, D.J.V., 11-6-23	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS 7-8-24 USE AGREEMENT RN 224051708 DEW 8-8-24 SHOW RN 099188965 DEW 9-12-24 REVISED PER REVIEW COMMENTS ESW	PROJECT 2915 W. ROBINSON ST. LOT 1, CHICO SUB. COLORADO SPRINGS	SHEET NO. DEVELOPMENT PLAN 1 OF 1
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OLIVER E. WATTS PE-LS
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Celebrating over 45 years in business

August 9, 2024

El Paso County Planning and Community Development
2880 International Circle
Suite 110
Colorado Springs, CO 80910

SUBJECT: 645 S 31st Street / 2915 Robinson Street

645 S 31st Street / 2915 Robinson Street is an existing mini-storage storage site located at the bend in the road / southwest corner of 31st Street and Robinson. The legal description for the site is Lot 1 Chico Subdivision.

Owner information:

Action Excavation & Landscape Co.
Attn.: Eric Wyatt
3533 W. Colorado Ave.
Colorado Springs, CO 80904
(719) 634-0298
actionex@comcast.net
Assessor's Parcel No.: 74104-12-001
Existing zone: M

There are no plans to do any grading or construction on the site. Everything shown on the planset is existing

History:

This site is an existing, developed section of land located in the southwestern portion of unincorporated Colorado Springs. According to the County Master Plan, the site falls within the Incorporated Colorado Springs Urban Residential smaller Enclave Development area. The site also backs up to the Mountain Interface development area but does not fall within it. It is worth noting that this area was in use in a mini-storage capacity since 1998.

There is an existing mini-storage site at the property, as stated above. It uses mostly shipping containers for this purpose. There is an existing storage building at the north end of the site. There is no outdoor storage on the lot.

The site is surrounded on three sides by other plots of developed land. To the east and southeast of the site is a trailer park, as shown on the plans. To the north are industrial/commercial style lots, used in a similar manner as this lot. To the west is an unplatted and undeveloped parcel owned by City Utilities and a contractor storage yard.

Request and Justification:

Per the county’s request, a Development Plan is required for the site as one has never been done. **The use has not and will not change for the site.**

Site Utilities:

As the site is a mini-storage site only, water and sewer are not required. Existing water service line and electric service are in place and provided by City of Colorado Springs. The site does not require gas. There are two lights on site, along the east property line. These lights are full cut-off design and motion activated. They shine light only onto the site (not onto the trailer park) if the sensor is tripped.

Traffic Generation:

There will be no new traffic generation as a result of this Development plan; traffic for the site will continue at its current peak hour rates of 37 in and 5 out (morning); 5 in and 40 out (afternoon). **Nothing is changing about the current businesses, no new grading, building or anything else that would increase the traffic generated for the site.** The only thing that is changing is the creation of a Development Plan as one had never been submitted for the lot. The site is currently used as a self-storage site. Maximum traffic to and from the site has not changed appreciably, as evidenced by its ongoing use. Therefore, a Transportation Impact Study (TIS) is not required for the project.

Applicability with the County Land Development Code:

A Development Plan has never existed for this site. Per request of the County Attorney’s Office, we are preparing a Development Plan for the site so that the site will be in compliance with County code. We are requesting Alternative Landscape for the lot. This commercial use site has existed two decades. We are asking specifically that Code Section 6.2.2 (D) (2), be waived. We do not have 15’ buffer and ask not to plant one tree every 25’. The site is already surrounded by chain link fence. The chain link fence between the site and the residential area to the east of the site will have screening / vinyl inserts along said fence from the center to the rear of the site. The front half of the chain link fence going out into the street does not have any sort of insert or opaque covering. The fence to the west of the site is facing an open park area and a utility sub-station, and is backed by shipping containers, thus no opaque fencing is required. This will allow the site to comply with Code Section 6.2.2 (D) (2) (c); 6’ opaque fencing. **Nothing about the site is changing.**

Proposed Improvements:

No (other) improvements are proposed, or otherwise planned at this time.

Site Drainage

There will be no change in existing flows as a result of this Development Plan. The site is composed of soil types B & C. The majority of the flows enter the site from the open park area to the west. The flows are approximately 4.6 / 25.7 (5-yr / 100yr) as they enter the site. The flows will increase slightly as they go across the site, exiting the site to the east with a flow of 5.2 / 26.9 (5-yr / 100 yr).

These flows will not change as a result of this Development Plan, and therefore there will be no adverse impacts on adjacent properties.

We ask that El Paso County grant the request to approve a Development Plan for this site as one has never been on file.

Please contact our office with any questions, thank you

Oliver E. Watts, Consulting Engineer, Inc.

By: _____
Dylan J. Watts, Authorized Representative

Alternative landscape sought.

East fence, adjacent to trailer park will be screened. Detail shown on development plan

Photometric

Existing lights are shown on development plan. A note about fill cut off design is in the 8-9 revised Letter of justification

There is no free standing sign on the site. There is a small sign mounted flush with the north west end of the north building. Please see the Justification Letter request