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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