

## Letter of Intent

**To:** El Paso County  
Community Development

**From:** Galloway & Company, Inc

**Re:** **Rolling Thunder Storage CS Map Amendment (Rezone)**

**Owner:** **Park Place Enterprises LLC, C/O Tori Harris**  
**14375 Lipan Street**  
**Broomfield, CO 80023**

**Applicant:** **Centennial American Properties**  
**P.O. Box 10588**  
**Greenville SC 29603**  
**John McDonough**  
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**678-682-5560**

**Consultant:** **Galloway & Company Inc.**  
**1155 Kelly Johnson Blvd., Suite 305**  
**Colorado Springs, CO 80920**  
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**PCD File:** **CS 241**

### **Site Details:**

TSN: 5312114004 (Lot 5 Meridian Crossing Filing No 1)  
Address: 7125-7153 N Meridian Road  
Acreage: 2.13  
Current Zoning: CR  
Proposed Zoning: CS  
Current Use: Vacant

### **Request:**

Centennial American Properties requests approval of a Map Amendment (Rezoning) for 2.13 Acres from CR to CS for a single platted parcel, Lot 5 Meridian Crossing Filing No 1.

### **Location**

The Rolling Thunder Storage Map Amendment (rezone) area includes 2.13 acres and is located east of Meridian Road a divided, 4-lane road with commercial and residential uses, north of Rolling Thunder Way and west of McLaughlin Road. Falcon Marketplace is to the northwest and Beckett at Woodmen Hills commercial development is to the north.

### **Project Description & Context:**

The Rolling Thunder Storage Map Amendment (rezone) request is for a zone change from CR (Commercial Regional) to CS (Commercial Services) for 2.13 Acres comprising a single



platted parcel of the Meridian Crossing subdivision. This rezoning is requested to facilitate the development of the property for a future self storage facility. The CS District is intended to accommodate retail, wholesale or service commercial uses that serve the general public. Code, § 3.2.5.C. The Project proposes a self-storage facility and would therefore be classified by the Code as a “Mini-Warehouse Facility”.

The property is currently vacant and within the Meridian Crossing subdivision which is zoned CR. North of the property is the Beckett at Woodmen Hills commercial zoned CR. Northwest the Falcon Marketplace is zoned CR. East of the property is zoned CC and South is zoned PUD.

**Traffic:**

A Traffic Impact Study prepared by Galloway is included with submittal.

**Utilities:**

Water will be provided by Falcon Highlands Metro District. Wastewater will be provided by the Woodmen Hills Metropolitan District. The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Colorado Springs Utilities for natural gas supply.

**Wetlands & Floodplain:**

There are no wetlands within the project boundaries. The site is located in Zone X (FEMA Floodplain Map No. 08041C0561G dated December 7, 2018), indicating the flood risk of the site is deemed by FEMA to be ‘minimal’.

**Wildlife:**

In general, the site provides poor quality habitat for wildlife due to the proximity to recent development. No State-listed or State sensitive species were observed on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species.

**Wildfire:**

The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed a moderate risk, as this area is currently undisturbed grassland. Development of the site will reduce available wildfire fuels in this area.

**Districts Serving the Property:**

The following districts will serve the property:

- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas
- Woodmen Hills Metro District – wastewater
- Falcon Highlands Metro District – water
- Falcon Fire Protection District

Note – this property is not located in the Woodmen Road Metropolitan District or the amended services area as listed on Plat #12864 Note #19. All development fees to include Road Impact Fees will be paid to the County.

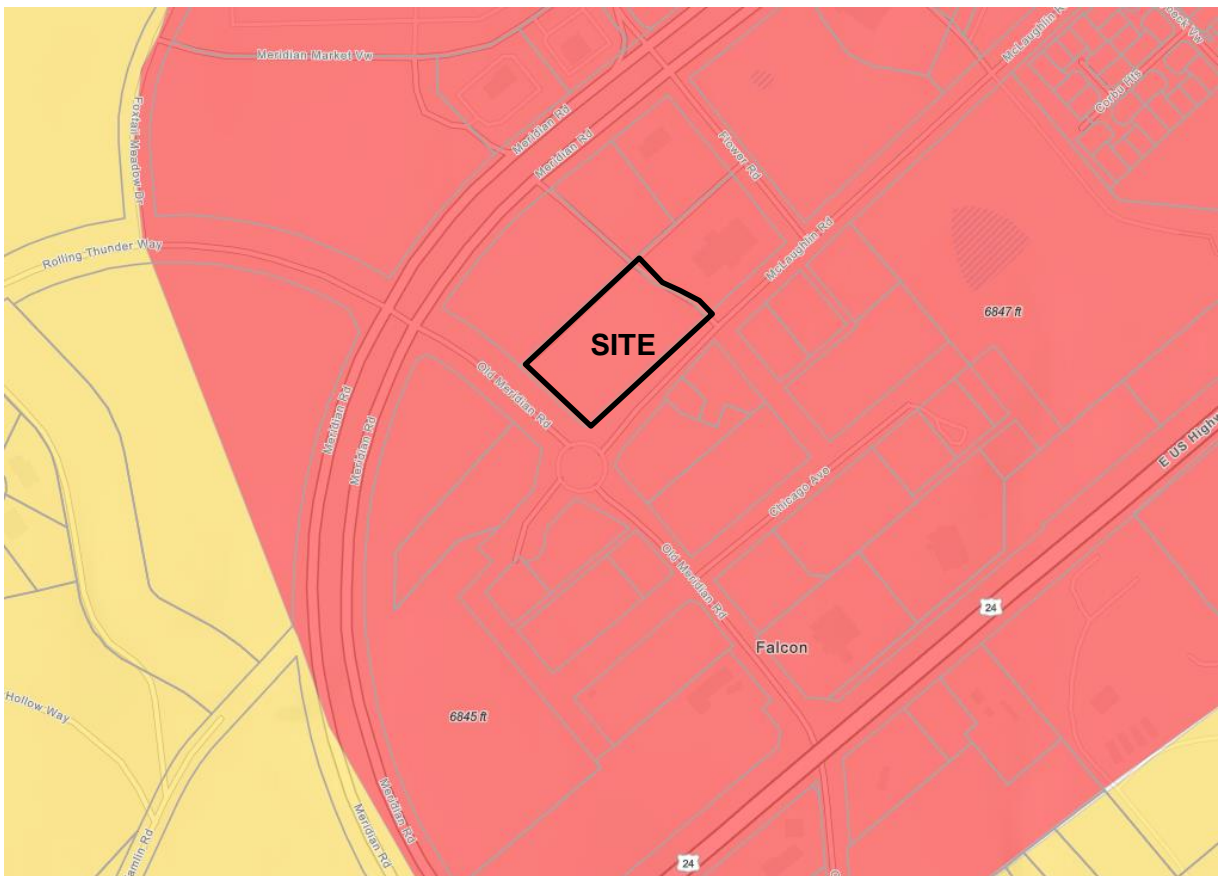
**Project Justification:**

The request is consistent with the criteria in Section 5.3.5.B for a Map Amendment (Rezoning) as follows

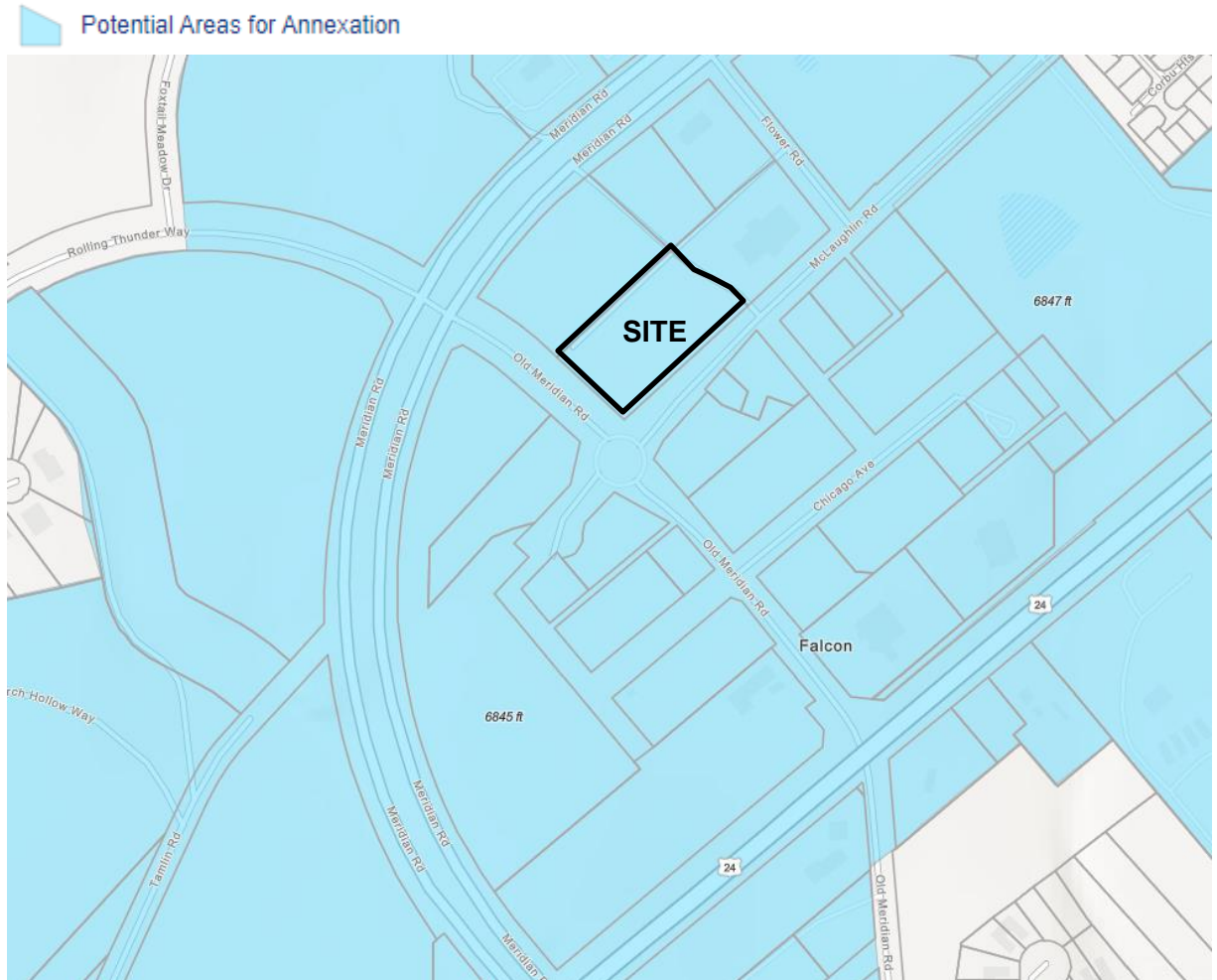
1. The Application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned.

***EL PASO COUNTY MASTER PLAN***

*The proposed CS rezone supports land uses that are identified as primary land use types in the Regional Center. The proposed CS rezone is consistent with the character and objectives of the Regional Center Placetype by providing access to necessary and desired commercial goods and services in El Paso County through a unique mix of uses. The proposed CS rezone compliments existing and proposed retail and services along the perimeter street, Meridian Road and near the commercial intersection of Meridian Road and Woodmen Road.*



*The property is within a Key Area for potential annexation area. The continuity of this proposed development with surrounding activity will likely result in the area's future annexation and/or classification as a future key area. The rezone and development support the character of the key area by providing similar land uses occurring along Meridian Road.*



*The property is within a Transition Area of Change. The surrounding area is anticipated to continue undergoing a transition from underutilized residential lots to commercial uses.*

#### WATER MASTER PLAN

- Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.
- Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.
- Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.
- Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).
- Goal 5.4 – Promote the long-term use of renewable water.

- *Goal 5.5 – Identify any water supply issues early on in the land development process.*
- *Goal 6.0 – Require adequate water availability for proposed development.*
- *Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.*

The project is located in Region 3. The property is served by the Falcon Highlands Metro District. The district meets or exceeds all state and federal regulations. They strive to cooperate with surrounding providers and customers to ensure proper conservation and storage. Such actions intended to conserve water include the construction of a new water treatment facility and seasonal irrigation policies for all residential and commercial properties.

The proposed development will meet all standards set by local, state, and federal regulations. The developer seeks to maintain quality ground and drinking water, contribute to the local economy, and ensure resources use is sustainable.

The applicant understands the water needs for the proposed development. Available data and the water commitment letters will allow for predictable water demand to be calculated and compared with availability in the surrounding area.

#### *EL PASO COUNTY PARKS MASTER PLAN*

*The El Paso County Parks Master Plan does not identify any County master-planned facilities that would be impacted by this project. The proposed Meridian Road Bicycle Route follows North Meridian Road from north to south. This proposed route would not impact the subject property as it would be accommodated within the public right-of-way.*

2. The rezoning is in compliance with applicable statutory provisions including but not limited to C.R.S. §30-28-111 §30-28-113, AND §30-28-116;

*As the proposed rezoning fulfils the goals of the County Master Plan as described under criterion (1) above and is a compatible transition between the adjacent uses, as described in criterion (3) below, it therefore complies with the statutory provisions that allow County's to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.*

3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions.

*As noted above, the proposed CS zoning is compatible with adjacent zoning and land uses and compliment existing and proposed commercial uses.*

*The site will be developed in accordance with El Paso County buffering requirements to be determined during the development process.*

*The site layout and architectural design will provide visual appeal and consistency with the Bent Grass Commercial, Falcon Marketplace and existing and future commercial creating a cohesive commercial frontage along Meridian Road.*

*The rezone and development of the subject property will complement the commercial centers already existing at the intersection of Woodmen Road and Meridian Road.*

*The proposed commercial development and CS rezone supports land uses that are identified as primary land use types in the Regional Center. The proposed CS rezone is consistent with the character and objectives of the Regional Center Placetype by providing access to necessary and desired commercial goods and services in El Paso County through a unique mix of uses. The proposed CS rezone compliments existing and proposed retail and services along the perimeter street, Meridian Road and near the commercial intersection of Meridian Road and Woodmen Road.*

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

*Future development of the property will meet the use and dimensional standards for the CS zone as set out in Chapter 5 of the Land Development Code (LDC). The site is suitable for the proposed self storage facility and compliments the adjacent commercial development. The project has adequate access to Rolling Thunder Way via private access drives, and access to adequate utilities.*