



Vertex Consulting Services, LLC
455 Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903-3672
719-733-8605

**4-Way Site Development Plan
Site Development Plan
Letter of Intent**

November 20, 2023

The O'Neil Group
455 E. Pikes Peak Ave Suite 102
Colorado Springs, CO 80903

Owner/ Applicant: KO1515 LLC
PO BOX 1385
Colorado Springs, CO 80901
Office: (719) 445-5050

Planner: Vertex Consulting Services
455 E Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903
719-733-8605

Tax Schedule No: 42000-00-399

Acreage: 67.1 Acres

Zoning: CS (Commercial Services)

Utilities: 4-Way Metropolitan District (Water), septic (wastewater), MVEA (electric),
CSU (gas)

-Include the number of spaces for rv and boat storage = 72 spaces/spots

-Include the number of warehouse units

Request:

A request for site development plan approval to allow for mini-warehousing, boat and RV storage, and shipping container storage. The improvements will also include compliance with the County MS4 permit requirements (e.g. construction of a detention pond). With the exception of the alternative landscape plan, the proposed development is in full compliance with all El Paso County regulations. The shipping containers will be in compliance with the use specific standards of Section 5.2.50 of the Land Development Code; the containers will be painted a uniform color to match the mini-warehousing building, be screened from view with a solid privacy fence, will exceed all setback requirements of the CS zoning district, and will be placed on a surface equivalent to a gravel roadway.

Alternative Landscape Request:

Pursuant to Section 6.2.2.A.4 of the Land Development Code (LDC), the Director may approve an alternative landscape plan, provided the proposed landscaping provides an equivalent. Only a portion of the site is being developed at this time. The landscaping plan has been prepared to ensure adequate screening for this phase of development, but to also allow the property owner to add additional structures in the future as the facility reaches capacity. Additional landscaping will be added along Stapleton, Highway 24, and adjacent to the residential developments as those portions of the property are developed in the future.

Please provide the justification as to why you will not be meeting requirements. Yes you are only developing a portion of the site but for non residential we still require 5%

Traffic:

Please review the Traffic Impact Study prepared potential traffic impacts.