

A commercial driveway access permit must be obtained. The permit application must be submitted at the front desk of planning and community development.

Letter of Intent

Date: 9/11/18

Owner: Peck Family Living Trust

204 Westcott Ave,
Colorado Springs, CO 80906
719-201-1822

Applicants: Paul & Peri Faricy

360 San Marino Ct
Colorado Springs, CO 80906
719-491-8011/719-596-1256

Site location: 1875 Main Street

Colorado Springs, CO 80911
Schedule# 6501312002

Legal Description: Lot 2 Elm Grove Villa Subdivision

Parcel Size: 1.62 acres

Zoning: CC - Commercial Community

Project Name: Faricy Boat & RV Storage Special Use

EA# EA-18-249

Add PCD File No.
AL1821

Request:

The applicant is requesting the "special use" approval for the site location listed above (the "Site") in accordance with section 5.2.2 of the El Paso County Land Development Code (the "Code"). The special use that we are seeking approval for is indoor recreational vehicle and boat storage. According to table 5-1 in the Land Development Code, recreational vehicle and boat storage is a permissible principal use with special approval from El Paso County. If approved, we would build a 4,800 square foot metal building on the property, which will be in general harmony with the surrounding commercial community to the west along Main Street. The building dimensions will be approximately 60' D x 80' L x 21' T and will be used for indoor RV and boat storage.

Also state the size of the concrete apron/parking area constructed with the development.

"...boat storage requires a special use application.

Justification:

We are currently under contract to purchase the Site from the Peck Family Living Trust contingent on the approval of the special use in this application. After researching the Land Use Standards in chapter 5 of the Code, we found that the Commercial Community zoning district was one of the few where recreational vehicle and boat storage would be a permissible principal use. Based on the criteria listed below, which are outlined in section 5.2.2 C of the Code, we respectfully ask for your approval for the special use at this Site.

1. "The special use is generally consistent with the applicable Master Plan"
 - According to the El Paso County Master Plan – Small Area Planning Boundaries, the Site is located in the "Proposed Fountain Valley" area. No additional information was found on the El Paso County's website under "Resources and References – Master Plans" for the Proposed Fountain Valley Master Plan. Please advise if items in this proposal are inconsistent with the Master Plan.
 - After researching the mineral estate owners for the Site, no mineral estate owners were found.
2. "The special use will generally be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land use in the surrounding area"
 - With the exception of the Elm Grove Townhome Owners Association (zoned RM-30) and Pikes Peak Christian Church (zoned A-5) along the southern and eastern property lines, all neighboring properties are currently zoned commercial community. One of the closest neighboring properties at 1895 Main Street is operating out of a steel building similar to the one we are proposing; thus, we believe our plan and use is in general harmony with the surrounding community.
 - As stated earlier in this letter, the special use that we are seeking approval for, recreational vehicle and boat storage, which is listed as an allowable land use (with special approval) according to table 5-1 of the Code.
 - As shown on the site plan there is an existing 6' opaque (wood) fence along the parcel line that obscures the view non-residential Site and the multifamily residential lots to the south and east of the Site. This appears to be an effective buffer because as we were going door to door notifying the adjacent property owners of the plan, most of the homeowners, stated that they had no issue with the plan because "all they could see was the fence". However, as an additional buffer between the non-residential Site and multifamily lots the site plan shows trees spaced every 25' surrounding the developed perimeter.
 - In order to preserve the cleanliness of the Site, there will be no outdoor trash receptacle storage at the Site. All refuse will be stored inside.
3. "The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner"
 - Traffic in and out of the facility is expected to be less than 7 vehicles per week once the construction has been completed putting almost no strain on the public roadways.

- With the minimal number of visits per week and no one occupying the facility on a regular basis, the need for using emergency services (police and fire) are also expected to be almost nonexistent.
 - Given the small scale of the facility and infrequent number of times that people are at the facility, there will be minimal requirements for public services such as water, electric and sewer. All lighting both inside and outside the facility will be LED.
4. “The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access”
- Traffic in and out of the facility is expected to be less than 7 vehicles per week once the construction has been completed putting almost no strain on the public roadways.
 - Traffic in and out of the Site will consist of recreational vehicles and boats towed behind a vehicle. The 30’ wide driveway provides ample room for safely entering and exiting the Site. In addition, the proposed plans have a concrete apron both 60’ feet in front and behind the building as well as a 20’ wide apron on the south side of the building allowing for vehicles to easily turn around on the Site.
 - Although no specific parking requirement for the specific use of “recreational vehicle and boat storage” is listed in Table 6-2 of the Code, three standard spaces have been shown on the north east corner of the lot and one handicapped space near the entrance. However, if the PDC Director does not see the need for these spaces 6.2.5(D)(ii), we would prefer to omit or reduce the number of parking spaces if possible.
5. “The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution”
- If the special use is approved, the applicant will comply with all local, state and federal laws and regulations regarding air, water, light and noise pollution.
 - The nature of the recreational vehicle and boat storage does not lend itself to excessive noise or air pollution. Vehicles, and the associated noise levels of the vehicles entering and leaving the Site will be consistent with the traffic of the neighboring businesses. As mentioned earlier in this letter, the anticipated traffic flow in and out of the site is expected to be 7 vehicles per week, which given the infrequency of the traffic will probably go unnoticed by the neighboring properties.
 - All lighting will be approved by El Paso County and compliant with the Code prior to installation. The intent of the lighting photometric plan will be for that of security and safety only. All lighting will have the appropriate cutoff angles or shielding as to not disturb the neighboring residential community to the south and east of the property.
6. “The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County”
- The proposed recreational vehicle and boat storage building, and the associated use of the Site would not produce any noise, odor, pollutant or other hazards to public health or safety of El Paso County residents.
7. “The special use conforms or will conform to all other applicable County rules, regulations or ordinances.”
- Upon approval from the El Paso County Planning Department for special use, the applicant will conform to all applicable County rules, regulations and ordinances.

State where access is to be taken and if there will be no access via Cable Lane.

State that a drainage letter will be provided with the site development plan submittal to confirm that the proposed development is still in conformance with the previous drainage report for the Elm Grove Villa Subdivision.

Markup Summary

dsdgrimm (5)

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Project Name: Faricy Boat & R'
EA# EA-18-249

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...with section 5.2.2...

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dsdkendall (1)

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