

April 17, 2023

El Paso County Planning and Community Development Department
2800 International Circle, Suite 110
Colorado Springs, Colorado 80910

SITE DEVELOPMENT PLAN APPLICATION LETTER OF INTENT

Johnson Development Associates, Inc. ("**Applicant**") is the contract purchaser of real property located at 6855 Constitution Avenue, in the unincorporated County of El Paso (the "**County**"), State of Colorado, with a Tax Parcel No. 5405218002 (the "**Property**"). Applicant is requesting approval of its Site Development Plan ("**SDP**") to develop a two-story self-storage facility consisting of 109,033 gross square feet on approximately 3.72 acres of vacant land (the "**Project**"). The purpose of this letter is to accompany the submittal of the SDP.

Applicant's proposed SDP complies with the El Paso County Land Development Code (the "**Code**"), with the exception of the requested Code deviations to the access driveway spacing to the intersection requested with the accompanying deviation request form. Additionally, the Project will be an attractive addition to the area, providing a desired service to the community. Applicant proposes thoughtful and high-quality architecture coupled with aesthetically-pleasing landscaping.

- Current Property Owner Jasperco, LLC
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- Applicant Johnson Development Associates, Inc.
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4. Property Address 6855 Constitution Avenue
Colorado Springs, Colorado 80915
5. Tax Parcel No. 5405218002
6. Legal Description Lot 1, Eight Line Subdivision, County of El Paso,
State of Colorado
7. Lot/Parcel Size Approximately 3.72 acres
8. Lot Area Coverage Calculation
57,421 sq. ft. (35.47%)
9. Existing and Proposed Land Uses and Zoning

The Property currently sits vacant and is zoned Commercial Services District (the “**CS District**”). The request for the Site Development Plan is to allow the proposed use of a climate-controlled self-storage facility, which the Code characterizes as a “**Mini-Warehouse Facility**”. A Mini-Warehouse Facility is a use permitted by right in the CS District.

The Code defines a Mini-Warehouse Facility as a “building designed primarily for the storage of household items and inventory of small commercial businesses where storage units are individually leased or rented, where access to storage units is infrequent, and where no utilities are provided except for the service of a manager’s apartment and for lighting and climate control of individual storage units.” *Code, § 1.13*. The Project meets this definition. The Project’s primary purpose is to provide climate-controlled self-storage, which are individually leased.

The project also proposes RV storage. Table 5-1 of the Code allows Recreational Vehicle and Boat Storage as an allowed use in the CS District

10. Proposed request and Compliance with applicable requirements of the Land Development Code

As outlined herein and further detailed in the SDP, Applicant’s accompanying request to rezone the Property to the CS District is compliant with the applicable requirements and development standards of the Code, with the exception of Applicant’s request for a deviation from the required distance of the access driveway on Peterson Road to the street intersections as depicted in the SDP and the potential deviation to the street tree plantings along Constitution Avenue.

- *Building Architecture*

Applicant has designed a facility that is in keeping with the architectural design of other commercial buildings in the vicinity. This project includes a two-story, 109,033 sq. ft. ground-up self-storage building. The façade includes contrasting gray tones of stucco and metal panel finishes. There are multiple, vertical articulations that provide visual interest, including display towers, differing stucco reveal patterns, and varying parapet heights. The architectural design of Constitution Storage promotes visual interest and a sense of scale to a multi-story storage building. The latest revisions include simplifying the building articulation and replacing the CMU veneer with cementitious stucco of a similar color. These changes maintain the overall design concept and preserve the architectural quality of the building.

- *Landscaping*

Applicant will adhere to all landscaping requirements set forth by the Code. Specifically, Applicant intends to provide a 25-foot buffer along Constitution Avenue, a 20-foot buffer to Peterson Road and a 15-foot buffer to Canada Drive, and between the neighboring residential at the southwest corner, as required by the Code. *See Code, § 6.2.2.B.5; 6.2.2.D.1.a-c.* Applicant is requesting a determination as to whether a deviation to Section 6.2.2.B of the Code is required relating to roadway street tree planting requirements of 1 tree per 20 feet along Constitution Avenue, an arterial roadway, because of the presence of existing utility lines. There are existing utility lines that cross the property lines without an easement that preclude the ability to plant trees due to separation requirements to the utility lines. Applicant will also screen its refuse collection areas. *See Code, § 6.2.2.G.1.a.*

- *Parking*

In compliance with the Code requirements, the Project proposes at least one standard parking space per every 100 storage units, plus one parking space per employee, and 90 degree parking stalls with a width of 9 x 18 feet. *See Code, Table 6-2; 6-4.* The Application proposes 17 regular parking spaces and 2 ADA spaces where 13 spaces are required. The Project also proposes 7 covered RV parking spaces. The parking areas proposed by the Project also provide circulation between drive aisles without the need to enter adjacent roads or other lots or parcels, and each row of parking is designed to include more than one entrance and exit. *See Code, § 6.2.5.C.1.a; 6.2.5.C.3.b.* The Project proposes that traffic may flow in and out via Peterson Road and/or Canada Drive, thereby providing for two entrances and two exits. Furthermore, in compliance with the Code’s requirements for the size of driving aisles for Mini-Warehouse Facilities, the Project proposes a minimum of 24 feet for the drive aisles. *See Code, § 6.2.5.G.2.d.*

- *Truck Loading*

Why are RV spots being added? Will they be hooked up to anything? Will ppl be m]living in them?

RV storage is not an allowed use within this zoning

Although the Code only requires one, Applicant proposes three truck loading and turnaround areas. *See Code, § 6.2.5.E.1; Table 6-6.* Additionally, all loading and turnaround areas are located on the west side of the building, adjacent to Peterson Road, and therefore screened from view from the view on Constitution Avenue and residential areas. The loading and turnaround areas are also compliant with the Code’s dimensional requirements of 14 x 18 feet, with a vertical clearance of 14 feet and a maneuvering aisle width of 24 feet. *See Code, Table 6-6.*

- *Lighting*

Pursuant to Section 6.2. which 3.A.4. of the Code, Applicant will provide a Photometric Lighting Plan of the Project, which includes a maximum of .1 footcandle light level at Property boundaries where the Property is adjacent to a County ROW or residential district.

11. Proposed use and applicable use specific standards within the Land Development Code

The Code defines a Mini-Warehouse Facility as a “building designed primarily for the storage of household items and inventory of small commercial businesses where storage units are individually leased or rented, where access to storage units is infrequent, and where no utilities are provided except for the service of a manager’s apartment and for lighting and climate control of individual storage units.” *Code, § 1.13.* The Project meets this definition. The Project’s primary purpose is to provide climate-controlled self-storage, which are individually leased.

Table 5-1 allows Recreational Vehicle and Boat Storage as an allowed use in the CS District

12. Discussion regarding the provision of utilities

The Property is able to be served by all applicable utilities. Gas is provided by Colorado Springs Utilities, electric is provided by Mountain View Electric, and water and sanitary sewer is provided by the Cherokee Metro District.

Fire Department access will be shown on the SDP.

13. Traffic study

A Traffic memorandum is provided with the Application.

14. Justification of any alternatives being requested

At the County’s request, a requested deviation is being submitted to the distance spacing of the commercial driveways to the intersection on a nonresidential collector roadway on Peterson Road.

Applicant is requesting a determination as to whether a deviation to Section 6.2.2.B of the Code is required relating to roadway street tree planting requirements of 1 tree per 20 feet along Constitution Avenue, an arterial roadway, because of the presence of existing utility lines. There are existing utility lines that cross the property lines without an easement that preclude the ability to plant trees due to separation requirements to the utility lines.

If alternative landscape plan is proposed, then please state that and include that on the landscape plan.

Accordingly, we respectfully submit the attached revised Site Development Plan.

Please contact me at 303-770-8884 with any questions or comments.

Sincerely,
GALLOWAY



Heather Vidlock, AICP
Development Services Project Manager
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