

July 11, 2022

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El Paso County Planning and Community Development Department  
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## **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 in 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.

1. Current Property Owner Jasperco, LLC  
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Colorado Springs, CO 80918  
tonyc@colonfam.com
2. Applicant Johnson Development Associates, Inc.  
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3. Application Preparer Galloway

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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 Residential Multi-Dwelling District (the “**RM-30 District**”).<sup>1</sup> In a separate application, Applicant is requesting a rezoning of the Property from the RM-30 District to the Commercial Services District (the “**CS District**”) to allow its 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, but a prohibited one in the RM-30 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 Recreation Vehicle and Boat Storage as an allowed use in the CS District.

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<sup>1</sup> The Property was initially zoned Commercial Community District (the “**CC District**”); however, it was rezoned to the RM-30 District on January 26, 2016, by Resolution 16-028, to accommodate proposed multi-family residential development.

10. Proposed Request and Compliance with Applicable Requirements of the 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 requests 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.

- *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, which is a major arterial, and therefore requires 1 tree every 20 feet. However, due to the presence of underground utilities, we have provided ten shrubs per every tree required. A 20-foot buffer along Peterson Road is provided, as Peterson Road is a minor arterial, and a ratio of 1 tree every 25 feet is provided. A 15-foot buffer along Canada Drive is provided as it is a non-arterial roadway, and a ratio of 1 tree every 30 feet is provided. Buffering is provided to the neighboring residential at the southwest corner of the property, as required by the Code. Additionally, Applicant will provide roadway landscaping along any County ROW in compliance with Section 6.2.2.A-B of the Code. 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; 11 spaces are required. The Project also proposes 8 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*

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 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 6.2.3.A.4. of the Code, Applicant will provide a Photometric Lighting Plan of the Project, which includes a maximum of .1 foot candle lighting at Property boundaries where the Property is adjacent to a County ROW or residential district.

11. Proposed Use and Applicable Code Use Standards

As described above in Section 9, the Project meets the Code's definition of a Mini-Warehouse Facility. The Project's primary purpose is to provide climate-controlled self-storage units, which will be individually leased.

Table 5-1 of the Code allows Recreational Vehicle and Boat Storage as a permitted 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 is shown on the SDP.

13. Traffic Study

A Traffic memorandum is provided with the Application.

14. Justification of Requested Alternatives

At the County's request, the Applicant is requesting a deviation to the distance spacing requirement of the commercial driveways to the intersection on a nonresidential collector roadway on Peterson Road.

Applicant is also requesting a determination as to whether a deviation to Section 6.2.2.B. of the Code is required as it relates to the 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, which lack an easement, that cross the Property lines and thereby preclude the ability of the Applicant to plant trees in accordance with the Section 6.2.2.B. requirements due to separation requirements for the utility lines.

March 31, 2022

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Accordingly, we respectfully submit the attached resubmittal of the SDP for your approval.

Sincerely,

Carolynne C. White