



UDON RV Storage Site Development Plan

Letter of Intent
PCD File No. PPR2422
August 2024

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER/APPLICANT

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PLANNING SUPPORT

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LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The application for a site development plan (SDP) and includes Parcel No. 4400000237. The proposed SDP is located on the south right of way line of State Highway 94, approximately 1,800 feet east from the Coral Valley Road intersection and 2,270 feet west from the N Franceville Coal Mine Road intersection (see vicinity map) The total acreage of the proposed Grading SDP is ±17.55ac. (Currently Zoned: Commercial Services [CS]).



REQUEST

UDON Holdings LLC (“Applicant”) Requests approval for a site development plan to establish and construct an exterior open vehicle/RV storage yard to fit approximately 1,000 parking stalls.

The application to establish an vehicle/RV storage is a permitted use with the Commercial Services zoning district (CS. The application includes the following request:

- Approval to allow access to State Highway from an improved access point and process of the SDP is to establish a allowed use in the CS Zone.

The proposed plan has been prepared and design per the land development code Chapter 6.

UTILITIES

The project connects to existing Cherokee Metro District and CSU public utilities in the area. See utility plan for future detail. Outside of the details provided with the utility plans, the project will also be coordinating final design with CSU for the required gas and electrical services.

DRAINAGE AND GRADING

The total area studied drainage area is 52.69 acres in size. The project involves the construction of vehicle/RV storage and parking areas with associated driveways, internal roads, landscaping, stormwater quality and detention pond, and associated drainage culverts. The total disturbed area of the site is approximately ±17.55 acres. Generally, stormwater runoff will follow the existing and natural pattern associated with the existing conditions. The flows generated from the improved and graded area are to be conveyed via overland sheet flow towards an existing naturally vegetated

drainage swale. These flows will then continue to the proposed planned detention basin. Flows are released from this proposed detention basin feature via outlet pipe with orifice plate into the existing shallow natural drainage channel that runs generally southwest over natural vacant existing meadowlands that ultimately discharges into Jimmy Camp Creek. Flows generated from the proposed conditions will generally follow historic patterns. The proposed conditions drainage map can be found in the Appendix of the Final Drainage Report dated 06/26/24.

TRAFFIC

Per the current traffic study and the proposed use scenario, it is recommended that the access intersection along SH-94 be stop a controlled access with a R1-1 "STOP" sign installed on the northbound approach. Access will initially be a T-intersection with only the south area being developed. The recommended intersection lane configurations and control for the project development are illustrated in the attached submitted Traffic Study. Study dated April 18, 2024

PARKING

The project provides off-street parking as required by El Paso County, Section 6.2.5. The project requires three (3) parking spaces out side of the planned storage parking, which will include one (1) ADA parking space, which will be provided. The parking is associated with site office (an existing building).

ADA

The project provides and has been planned for the parking and access in compliance of the ADA and Federal and State accessibility laws. Walk and access has been provided in associated site office.

SITE LIGHTING

All site lighting will meet the EPC design standards and shall be submitted in accordance with submittal requirements for (photometrics) lighting plans. Light fixtures shall be arranged and positioned such that the light sources are concealed and fully shielded as to so minimized impacts to adjacent properties and rights-of-way. Light fixtures are required to be full cutoff.

LANDSCAPING

The project provides landscaped areas per El Paso County code. The plan provides the minimum required landscape setbacks along all front and side frontages. The planting design will provide a combination of berms, fencing, grass and shrubs. The project also reflects the 25' setback along Hwy 24. See landscape sheets for further details. The application also requests a Substitute Landscape Plan. The request is to locate the internal and parking lot tree requirements to the setback zones. See the alternative compliance request below.

The standards:

- Expressway, principal Arterial 25' feet-Setback, Trees, 1 per 20' feet of Frontage
- Non-Arterial 10'-Setback, Trees 1 per 10 'feet of Frontage
- Parking lot Trees, 1 tree per 15 parking spaces

- Internal Landscape, Trees, 1/500sf of internal landscape

SUBSTITUTE LANDSCAPE PLAN

The overall landscape and perimeter design is consistent to and is an enhancement to the existing environmental site conditions. Per the code, the Landscape will meet the following criteria as identified under Section 6.2.2.A.1 :

- (1) *to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment.*
 - a. The parking lot is surrounded by a screening of evergreen and deciduous plantings at varying height, blocking any headlights from inside the lot and shielding the interior from neighboring views.
- (2) *to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise;*
 - a. the screen fence will aid in reducing the glare and noise from the site and from external sources such as Highway 94. The trees provided along the south and west provide shade and will help reduce some heat from the site. By the nature of the use, it is no practical to place trees within the parking lot.
- (3) *to separate circulation systems; to soften and reduce the mass of buildings; to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy; and*
 - a. the evergreen and deciduous along the screen fence is provided to help separate the use of a storage from the future adjacent rural residential uses.
- (4) *to create an overall pleasant and attractive surrounding.*
 - a. The planting mix will enhance and be consistent with the existing and surrounding landscape character.

SITE SIGNAGE

A separate signage program and application will be provided under separate application. No sign locations have been identified at this time.