

NEVADA/UTAH LANE RV AND MINI-STORAGE VARIANCE OF USE

LETTER OF INTENT

MAY 2024

OWNER:

WOODMEN-UTAH LLC
9540 FEDERAL DR STE 100
COLORADO SPRINGS, CO 80921

CONSULTANT/APPLICANT:

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SITE DETAILS:

TSN: 5308000002, 5308000082, 5308000071
ADDRESS: 7525 ADVENTURE WAY, 7425 ADVENTURE WAY, 0 NEVADA LANE
ACREAGE: 16.22 ACRES
CURRENT ZONING: RR-5 CAD-O
CURRENT USE: CONTRACTOR'S EQUIPMENT YARD AND SINGLE-FAMILY RESIDENTIAL

REQUEST

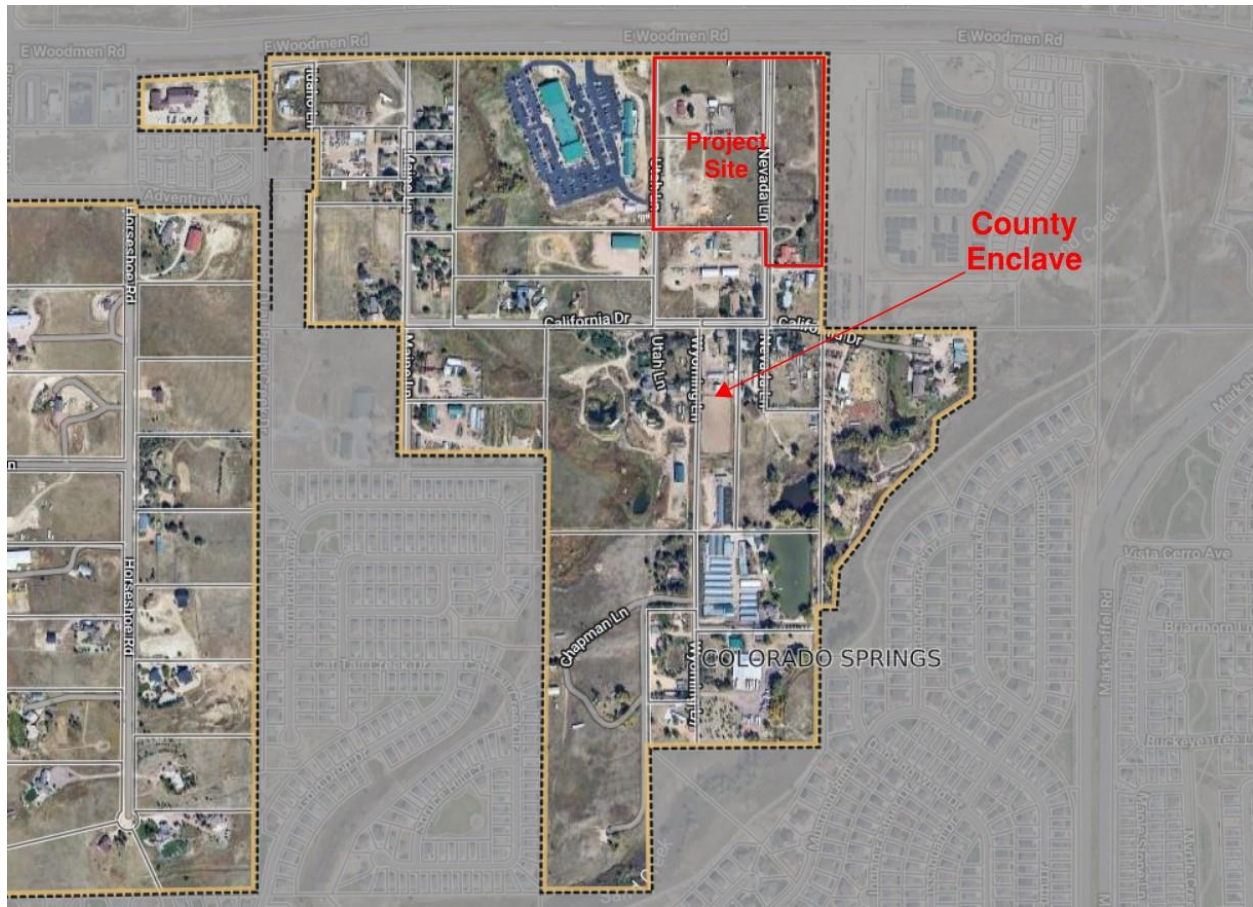
N.E.S. Inc., on behalf of Woodmen-Utah, LLC, request approval of a Variance of Use for a 16.22-acre Recreational Vehicle Storage and Mini-warehouse facility.

SITE DESCRIPTION

Location and Land Use

The subject property is located southeast of Adventure Way and Utah Lane in an unincorporated El Paso County enclave. The site is comprised of 3 parcels and is approximately 16.22 acres. The 2 westernmost parcels currently have a Variance of Use approval to allow a contractor's equipment yard to operate in the RR-5 zone district. The easternmost parcel has a single-family home on it. The 3 parcels are proposed to be redeveloped as an RV storage and mini-warehouse facility.

The site is adjacent to Adventure Way/Woodmen Road to the North, Medium density (8.8 du/acre) residential and a commercial driving school to the East (City of Colorado Springs), a single-family residence to the southeast, a Contractor's Equipment Yard directly south, and a religious institution to the West.



Zoning

The site is currently zoned RR-5 CAD-O.



Surrounding properties are in El Paso County and in the City of Colorado Springs and include:

- **North:** To the North are City roadways Adventure Way and Woodmen Road
- **East:** To the east is a graded site, ready for the development of an approved commercial driving school and medium-density residential development within the City of Colorado Springs
- **South:** To the south is a contractor's equipment yard within El Paso County zoned RR-5 CAD-O and a single-family home zoned RR-5 CAD-O.
- **West:** To the west is a religious institution within El Paso County zoned A-5 CAD-O

The site is comprised of 3 parcels. The northwestern-most parcel has a single-family home used as offices and a large storage shed. The southwestern-most lot is currently used for outdoor storage of materials related to the landscape contractor's equipment yard use. The eastern-most lot has a single-family home. The property is mostly flat but slopes from the northwest to the southeast.

This site is within the Aircraft Navigation subzone (ANAV) of the CAD-O overlay. The ANAV subzone

includes all the land within the CAD-O boundaries. The proposed use *Recreational Vehicle or Boat Storage* and *Mini-warehouse* would fall within the use category 'Commercial, Retail & Wholesale, Sexually Oriented Business' found on Table 4-7 *Commercial Airport Overlay District Land Use* and is considered an allowed use in this subzone. The development requirements set forth in 4.3.1.F-1 do not apply because this project does not include a request for rezone or subdivision plat.

PROJECT DESCRIPTION & CONTEXT

A Variance of Use is requested to allow a Recreational Vehicle storage and mini-warehouse facility within the RR-5 zone district. The facility will have up to 1,152 storage units with a variety of uncovered, covered, and enclosed RV stalls as well as climate controlled self-storage facilities. The self-storage facilities will be configured within 5 standalone climate-controlled buildings on the eastern portion of the site with approximately 719 storage units in each. The parcels are not proposed to be platted because the parcels were created prior to County platting requirements in 1972.

UTILITIES

Water

The water for the proposed Auto and Boat storage and Mini-warehouse facilities will be provided by an on-site well.

Sanitary Sewer

An on-site septic system will accommodate sanitary needs for the office facility.

Electric

Electric service will be provided by Mountain View Electric Association.

Gas

Gas service will be provided by Colorado Springs Utilities.

DRAINAGE AND DETENTION

A stormwater detention pond is proposed on the southeast corner of the project site where full spectrum detention, including water quality, will be provided. All paved areas of the site are intended to be surface drained through concrete pans and curb and gutter. Runoff will flow southeast to the proposed detention pond and enter via an inlet and pipe into a forebay. Roof drains from the climate-controlled buildings on the east side of the site will be piped underground to the pond. Runoff will be released at or below historic rates from the pond to an existing channel at the southeast corner of the site. Energy dissipation will be provided at the outfall.

ACCESS AND TRAFFIC

Access

The site will provide direct public access off Adventure Way onto Nevada Lane. To the East of the site, Adventure Way will be realigned and a new right-in/right-out movement directly onto East Woodmen is approved and will be constructed as part of the adjacent residential development which will enhance circulation in the area. Utah Lane will remain unobstructed but will not provide any direct access to the new storage facility. Primary access for the project will be from Nevada Lane which is a private road and will be gated and closed to through traffic with restricted access for the benefit of the subject properties and 7215 Nevada Lane only. The gate will allow entry for users with rights to the access easement and their guests. A Knox box will be installed to ensure access to safety services is maintained. The MTCP does not identify the need for any roadway improvements in the area.

Traffic

Please update this statement based on the project manager's comments.

A traffic study was conducted and submitted with the variance of use application. The study estimates that based on 1,152 proposed units, the average daily trips generated would total 203 trips. This would include 16 total trips during the morning peak hour and 13 total trips during the afternoon peak hour. Based on the low number of estimated daily trips, a traffic memorandum is required and has been submitted with the Variance of Use application. Additionally, no roadway improvements will be required

Table 1 – Trip Generation

Table 1
 Vantage Homes Woodmen-Utah Storage Facility
 Site Trip Generation

Land Use	Land Use			AM Peak Hour			PM Peak Hour			Average Daily Trips
	Code	Amount	Units	In	Out	Total	In	Out	Total	
Mini-Warehouse	151	1,152	Units	8	8	16	7	6	13	207

Note(s):
 (1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition

NEIGHBORHOOD OUTREACH

A small neighborhood meeting was held on July 31st, 2024 in which 9 neighbors attended. The primary concern at the meeting was related to the detention pond causing flooding to adjacent properties. As a result of these concerns, the owners have agreed to facilitate a meeting with the County when plans for the pond are developed to address these concerns.

Additionally, one public comment was received during the initial review period from the neighbor at 7150 Nevada Lane. The neighbor raised the concern that the proposed detention pond would capture the water flowing from Adventure Way and cause the pond on their property to dry up. As described in the Drainage and Detention section of this LOI, the pond will capture runoff from the site and

release at or just below historic rates. Additionally, this neighbor attended the neighborhood meeting and will be notified of the meeting with County staff and the owners once it is scheduled.

PROJECT JUSTIFICATION

The request is consistent with the criteria in section 5.3.4.C for a variance of use as follows:

a) The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship

There are several other commercial uses in the immediate area including multiple Variance of Use approvals for contractor's equipment yards, a wholesale nursery, and a landscaping business, a few of which include components of outdoor storage. These uses are substantially similar and compatible with the proposed RV storage and mini-warehouse use. Because the RV storage and

mini-



warehouse uses are compatible with the surrounding land use pattern and do not generate high-traffic or require substantial utilities to support, it would create an undue hardship to not allow the establishment of this use based on the development pattern of the surrounding area.

b) The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County

The area surrounding the project site has evolved to include a variety of uses beyond just what is permitted in the Rural Residential zone district. There are several approved Variance of Use requests in the area which have allowed for businesses to operate on the large lots. Additionally, the site fronts on Adventure Way which is the frontage road for Woodmen Road. The development along Woodmen Road and Adventure Way between Powers Blvd and Marksheffel Road varies to include a variety of high-density residential and commercial uses and a few of these existing uses allow for outdoor storage. Due to the proliferation of high-density residential uses and the lack of other storage facilities in the area, the proposed RV and mini-storage use is a necessary service for the growing number of residents in the area. The proposed RV storage and mini-warehouse facility is compatible with the area because there are other commercial uses such as multiple approved contractor's equipment yards, a wholesale nursery business, and a landscaping business. Additionally, the use is a low traffic generator and has direct access off Adventure Way so it will not bring a large influx in traffic that would disturb the remaining residences or conflict with other business operations.



- c) **The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project**

The project will meet the air, water, odor, and noise standards established by County, State and Federal guidelines.

- d) **The proposed use will not adversely affect wildlife or wetlands**

There are no identified wetlands or critical habitats for wildlife on the project site.

- e) **The applicant has addressed all off-site impacts**

The boundaries of the site will be screened with fencing and/or landscaping in accordance with the outdoor storage standards set forth in the EPC Land Development Code. A traffic impact study was submitted as part of the application and estimates that 203 average daily trips will be generated by the development with a maximum of 16 total trips in the morning peak hour and 12 total trips during the afternoon peak hours. Based on this analysis, the trip generation from this development would not significantly impact the surrounding roadways. The single access point directly from Adventure Way will help consolidate customer traffic to the north part of the enclave and prevent customers from needing to drive through the surrounding neighborhood. Additionally, Adventure Way will be extended as part of the Cottages at Woodmen Heights project that is approved in the city directly East of the project site. This extension will also include a right-in/right-out turning movement from Adventure Way to Woodmen Rd.



- f) **The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping Sewer, water, storm water**

drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed

A site plan was provided with the Variance of Use application that demonstrates that the general standards will be met with the project. A detailed Site Development Plan will be submitted later.

DEFINITION OF PROPOSED USE AND SPECIFIC DEVELOPMENT STANDARDS

Definition

The request is to allow 2 principal uses at this site, these uses include Automobile and Boat Storage Yard and Mini-Warehouse. These uses are defined as:

Automobile and Boat Storage Yard — A lot, parcel, or structure used for temporary storage of operable automobiles, trucks under 5 tons rated capacity, campers, recreational vehicles, trailers, or boats, not owned by the property owner, where typically the storage occurs when they are not in use and for a fee. The term shall not include scrap metal processing yards, vehicle dismantling yards, or salvage yards.

Mini-Warehouse — Buildings 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.

Specific Development Standards

EPC Land Code section 5.2.9 for Automobile and Boat Storage Yards states “Automobile and boat storage yards shall comply with the outdoor storage standards of this Chapter.”

Outdoor Storage requirements are established in EPC Land Code section 5.2.40 and are as follows:

- A. **Materials to be Stored and Principal Use Required. Outside storage may include vehicles, raw materials, supplies, finished or semi-finished products or equipment used in conjunction with, and specifically accessory to, an allowed principal use conducted on the premises unless listed as a principal use. Outside storage of inoperable vehicles or equipment in a location other than the salvage yard is only permitted to the extent allowed in the Parking, Storage and Repair of Vehicles and Machines, Personal Section of Chapter 5 of this Code, provided the standards of that section are met. Employee or customer parking or outdoor sales and display areas shall not be considered outside storage.**

The principal use of this site is classified as ‘Automobile and Boat Storage’ and ‘Mini-warehouse.’ The Automobile and Boat storage will have outdoor storage of recreational vehicles in covered and uncovered parking stalls. Inoperable vehicles will not be allowed to

be stored at this site. Separate parking facilities for customers and employees are provided and are not being considered outdoor storage.

- B. Materials Screened by Solid Fence or Vegetation. Outside storage shall be enclosed and concealed by a solid fence or wall at least 6 feet in height or any combination of berming, shrubs, trees fencing or walls which will provide at maturity a minimum of 6 feet of height and 100% opaque screening for the area utilized for outside storage.**

Outdoor storage of RVs will be consolidated on the west side of the site. All outdoor storage of RVs will be screened with either a 6' fence, wall, landscaping, or a combination of screening materials. Majority of the outdoor storage of RVs will also be covered or enclosed.

- C. Outside Storage Not to Exceed Height of Screening. Outside storage or stacked materials shall not exceed the height of the screening fence except for operable vehicles, trailers, or other equipment designed to be towed or lifted as a single component.**

The outdoor storage on site will only be for operable RVs.

- D. Storage of Equipment and Vehicles Exceeding Height of Fence. All equipment and vehicles exceeding the height of the fence shall be stored on the rear 1/3 of the property except when adjacent to a residential zoning district, in which case the equipment or vehicles shall be a minimum 50 feet from the residential zoning district boundary.**

EPC Land Code section 5.3.6.C.5 "Effect of determination of Similar Use" states that any use that is substantially similar to an allowed, special, temporary, or accessory use in a zoning district shall comply with the development standards pertaining to this substantially similar use." The parcel to the south has an approved variance of use to allow a contractor's equipment yard with a site plan showing outdoor storage of materials. Because the commercial use to the South has already been approved in a residential zone and is substantially similar to the proposed RV storage, the 50' setback from any residential zone will not apply. Additionally, the RV storage is not required to be on the rear third of the lot because of a conflicting provision in the use specific standards that states "Outside storage is allowed within the required setback area from a road provided that the storage area does not occupy more than 50% of the lineal frontage at the right-of-way." Because outdoor storage is not proposed in the front setback, this use specific standard has been met.

- E. Storage Adjacent to Road. Outside storage is allowed within the required setback area from a road provided that the storage area does not occupy more than 50% of the lineal frontage at the right-of-way.**

The outdoor storage will meet the required setbacks from Adventure Way.

- F. No Storage in Required Landscape Area. Outside storage shall not be allowed within any required landscaped area.**

The outdoor storage will not encroach into landscaped areas.

- G. **Screening Fence Waived Between Adjacent Storage Areas. When outside storage areas abut each other and are not visible from public areas, administrative relief may be sought from the requirement for a solid fence between the outdoor storage areas**

There is an approved contractor's equipment yard directly south of the site that includes an outdoor storage area adjacent to the project site. While screening requirements may be waived between adjacent storage areas, fencing and screening materials are proposed around the entire the RV storage area.

- H. **Salvage Yards and Solid Waste Landfills. Salvage yards and solid waste landfills are not regarded as outside storage, but salvage yards are required to meet the screening standards of this Section.**

Neither a salvage yard nor landfill is proposed at this site.

- I. **Temporary Storage. Administrative relief from the outside storage standards may be sought in association with approved temporary uses.**

A temporary use is not being requested.

- J. **Landscaping Requirements to be Met. Outside storage shall comply with the landscaping requirements in this Chapter.**

General compliance with landscape requirements has been demonstrated on the site plan provided with this Variance of Use application however, a detailed landscape plan will be provided with the future submittal of a Site Development Plan

- K. **Relationship to Site Development Plan. Outside storage areas shall be so identified on the site development plan prior to the establishment of the outside storage use.**

A site development plan detailing the location and how the site complies with the El Paso County Land Development Code will be provided as a future submittal.