

Vantage Homes Storage PPR PCD No. PV244

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Traffic Engineer's Statement

The attached traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



Brian Horan, 00553042

10/23/24

Date

Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.



Julie Shoemaker
Vantage Homes

9540 Federal Dr. Suite 100
Colorado Springs, CO 80921

10.28.24

Date

To: Elizabeth Nijkamp
Engineer Manager, El Paso County

From: Brian Horan, PE, PTOE
Landon Bickers

Date: August 14, 2024
Revised: October 23, 2024

Re: **Vantage Homes Storage: Traffic Memorandum
El Paso County, CO**



INTRODUCTION

This traffic memorandum has been prepared in support of the Vantage Homes (the Applicant) Conditional Use Permit (CUP) application as required by El Paso County Engineering Criteria Manual (ECM). performed in support of an approximately 16.03-acre lot in the County of El Paso, Colorado. Generally, the site is located south of Woodman Road and Adventure Way, east of Utah Lane and bisected by Nevada Lane. Specifically, the site is located on Parcels 5308000082, 5308000071, and 5308000002 and is currently vacant. The site location is shown on Figure 1.



Figure 1 – Site Location

The Applicant proposes to develop the site with a storage facility with approximately 1,132 storage units available for rent. The storage unit types consist of both covered and uncovered recreational vehicle (RV)/boat units, enclosed RV/boat units, climate-controlled units, and ambient storage units. A full-sized copy of the site plan is provided as Attachment I.

EXISTING CONDITIONS

The site is currently minimally developed with a commercial landscaping use (contractor equipment yard) and a single-family residence.

Adventure Way is classified as a city road by the City of Colorado Springs and runs east-west. It serves as a frontage road for Woodman Road along the south side. Adventure Way is a paved two-lane roadway with a posted speed limit of 35 miles per hour (mph).

Utah Lane is classified as a local private roadway by the County of El Paso and runs north-south. It is an unimproved gravel surface road. There is an assumed speed limit of 25 mph. Utah Lane intersects Adventure way and operates under STOP-control.

Nevada Lane is classified as a local private roadway by the County of El Paso and runs north-south. It is currently an unimproved gravel surface road providing private access to a single family residence, which will be removed to facilitate that development. There is one lot south of the subject property that has a prescriptive easement to access their lot via Nevada Lane; no other properties in the vicinity have access rights or easements via Nevada Lane. There is an assumed speed limit of 25 mph. Nevada Lane intersects Adventure way and operates under STOP-control.

PROPOSED CONDITIONS

As shown on the site plan provided as Attachment 1, the site is proposed to be accessed via one access location along Adventure Way in the location of the current Nevada Lane intersection. The proposed access is appropriately located centralized on the site's Adventure Way frontage to provide adequate spacing from the adjacent properties and their respective access points. The Applicant proposes to redevelop the site with a recreational vehicle storage and mini-storage use with 1,132 storage units.

The Major Transportation Corridor Plan (MTCP) was reviewed to determine if any roadway improvements were anticipated in the immediate study area. No such improvements were identified. Additionally, at the time of this writing, no improvements from area development were identified that would impact the proposed development.

TRIP GENERATION

Trip generation forecasts for the site were based on rates/equations published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition and industry standard methodologies. The trip generation estimates of the proposed development are provided in Table 1 below. The use is expected to generate 16 AM peak hour, 13 PM peak hour, and 203 average daily trips upon completion.

Table 1 – Trip Generation

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

Land Use	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Trips
				In	Out	Total	In	Out	Total	
Mini-Warehouse	151	1,132	Units	8	8	16	7	6	13	203

Note(s):

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

Per the County's ECM, Appendix B, a traffic memorandum is required for developments generating daily vehicle trips less than or equal to 500 vehicles per day (VPD) or peak hour trip generation between 21 and 50 vehicles per hour (VPH). As shown in Table 1, the proposed development's trip generation would warrant a traffic memorandum.

These site trips would be distributed to the proposed single access point along Adventure Way at the existing Adventure Way/Nevada Lane intersection. This access point is most appropriate as it is an existing access point and is equidistance between the existing Utah Lane and Aspect Point access points west and east, respectively, along Adventure Way. The site trips would represent fewer than 10 vehicles in or out of the site during the peak hour. As required by the County an assessment of 20-year projections for this area would suggest minimal increase. Adventure Way terminates to the east and would limit potential area growth. It is anticipated that short- and long-range forecasts at the entrance would remain relatively consistent with existing conditions.

Based on the trip generation contained herein, the proposed development would not significantly impact the surrounding corridor. Delays associated with the proposed development are expected to be minimal. Therefore, peak hour access levels of service (LOS) are expected to achieve "D" or better.

PEDESTRIAN AND BICYCLE FACILITIES

Currently, no sidewalks or shared use paths exist along either side of Adventure Way, Utah Lane or Nevada Lane. Additionally, no on-street bicycle facilities exist along Adventure Way, Utah Lane, or Nevada Lane. There are no planned bicycle or pedestrian facility improvements planned by the County of El Paso, the City of Colorado Springs, or from area developments along the area of the project frontages.

TURN LANE WARRANTS

An assessment of turn lanes is provided as required per ECM Chapter 2 Section 2.3.7. D which provides the following:

1. Exclusive Left Turn Lane Required:
 - “A left turn lane is required for any access with a projected peak hour ingress turning volume of 25 VPH or greater”
2. Exclusive Right Turn Lane Required
 - “A right turn lane is required for any access with a projected peak hour right turning volume of 50 VPH or great. An acceleration lane is generally not required”

As shown in Table 1 ingress volume is anticipated to be 8 VPH in the AM and 7 VPH in the PM peak hours. Adventure Way dead ends to the east, so it is anticipated all site traffic would be oriented to the west. The ingress site traffic would make an eastbound right turn into the site. The forecasted peak hour volumes are well below the warrant thresholds and would not trigger a turn lane.

SIGHT DISTANCE

Adventure Way is a relatively straight, flat, two-lane roadway with a posted speed limit of 35-mph. Adventure Way has no visual obstructions on its southern side. Necessary sight distances will be provided at the proposed access point.

EXISTING ROADWAY SIGNING AND STRIPING

Existing roadway striping along Adventure Way within the project area is appropriate and adequately visible. A W1-7 Two Direction Large Arrow sign may need to be located on the north side of Adventure Way opposite the proposed access point.

CONCLUSIONS

The conclusions of this analysis are as follows:

1. The subject site is a standalone project in the County of El Paso, Colorado.
2. The proposed project is forecasted to generate 16 new AM trips, 13 new PM trips, and 203 new daily trips on average.
3. Based on the trip generation contained herein, the proposed development would not significantly impact the surrounding roadways. Short- and long-range forecasts for the access locations would remain generally consistent with existing conditions.
4. The proposed access point is most appropriate as it is an existing access point and is equidistance between the existing Utah Lane and Aspect Point access points west and east, respectively, along Adventure Way

5. Peak hour access levels of service (LOS) are expected to provide acceptable LOS of "D" or better.
6. Turn lanes would not be required at any of the proposed access locations.
7. Adequate sight distance will be provided at the proposed access point.
8. No improvements are required or recommended above and beyond what is required on site for the construction of the use.
9. Road Impact Fees will be due by the Applicant at the last land use approval consistent with the use and Impact Fee schedule.

We trust that the information contained herein satisfies the request of the County of El Paso, Colorado. If you have any questions or need further information, please contact Brian Horan at BrianHoran@GallowayUS.com or 303-770-8884.

Attachment I

Site Plan

NEVADA / UTAH LANE STORAGE

EL PASO COUNTY, COLORADO

VARIANCE OF USE SITE PLAN

LEGAL DESCRIPTION

PARCEL A:
A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, LOCATED 280 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTHERLY 1290 FEET TO A POINT LOCATED 30 FEET NORTH OF A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS 279.67 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ANGLE RIGHT AND RUN WESTERLY A DISTANCE OF 505.93 FEET; THENCE ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1290 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE TO POINT OF BEGINNING; EXCEPT THE SOUTHERLY 430 FEET OF SAID TRACT; AND EXCEPT THE NORTHERLY 430 FEET OF SAID TRACT. FOR INFORMATIONAL PURPOSES ONLY:

PARCEL B:
A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, LOCATED 280 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTHERLY 1290 FEET TO A POINT LOCATED 30 FEET NORTH OF A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS 279.67 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ANGLE RIGHT AND RUN WESTERLY A DISTANCE OF 505.93 FEET; THENCE ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1290 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; EXCEPT THE SOUTHERLY 860 FEET OF SAID TRACT.

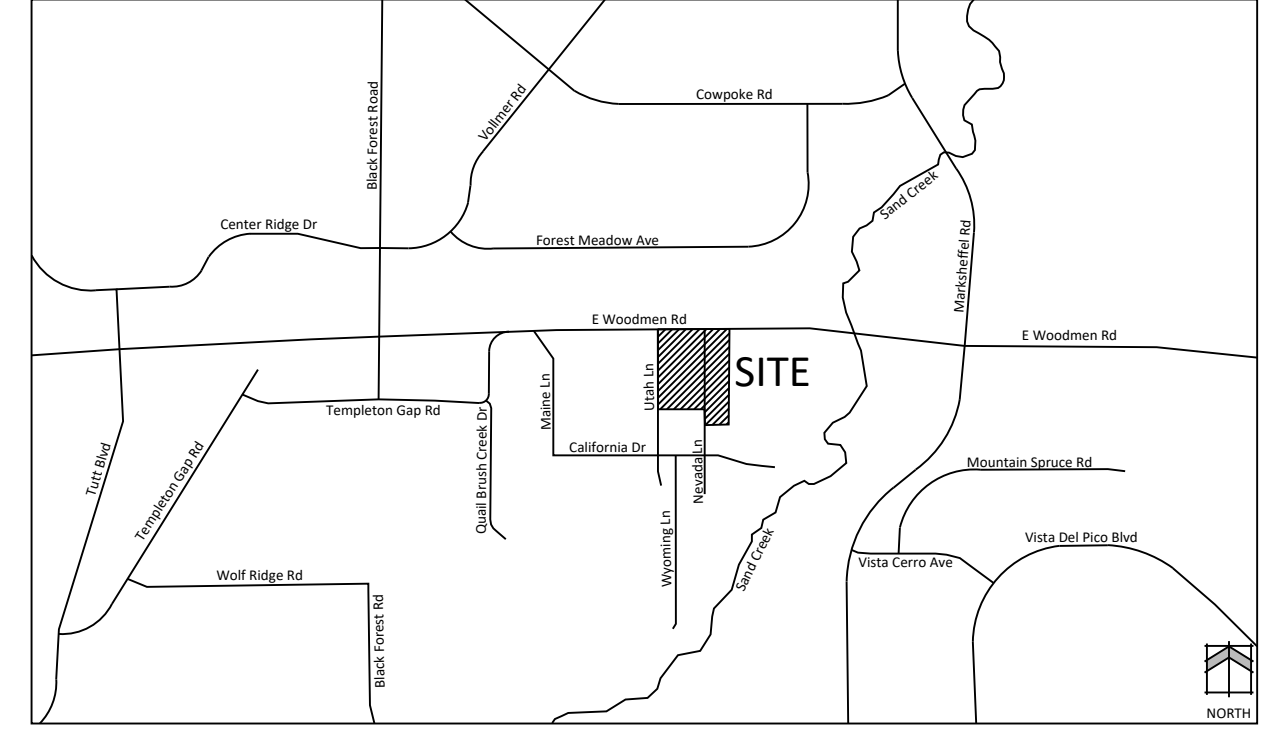
PARCEL C:
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8 A DISTANCE OF 1041.44 FEET; THENCE ANGLE RIGHT 89 DEGREES 38 MINUTES 3 SECONDS AND RUN WESTERLY 249.74 FEET; THENCE ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1041.44 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 250 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ON THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING.

PARCEL D:
A 15' STRIP OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1041.44 FEET; THENCE ANGLE RIGHT 89° 38' 30" AND RUN WESTERLY 249.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED COURSE 15 FEET, MORE OR LESS, TO A POINT ON A LINE EXTENDED SOUTH FROM THE EAST BOUNDARY LINE OF THE EAST PORTION OF PARCELS A-2 AND B-2 AS DESCRIBED IN DEED RECORDED APRIL 27, 2000 UNDER RECEPTION NO. 200046602; AND THEN ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1041.44 FEET; MORE OR LESS, TO A POINT OF THE NORTH LINE OF SAID SECTION 8; THENCE ANGLE RIGHT AND RUN ALONG THE NORTH LINE OF SAID SECTION 15 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED DECEMBER 23, 2010 UNDER RECEPTION NO. 210131368; THENCE ANGLE RIGHT AND RUN SOUTHERLY A DISTANCE OF 1041.44 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, EXCEPTING ANY PORTION CONTAINED WITHIN THE RIGHT OF WAY OF ADVENTURE WAY.

GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0529G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- NEVADA LANE IS A PRIVATE ROAD WITH AN INGRESS/EGRESS EASEMENT (REC NO 258663) TO THE BENEFIT OF THE SUBJECT PROPERTIES AND 7215 NEVADA LANE ONLY. WITH THIS DEVELOPMENT, NEVADA LANE WILL BE CLOSED TO THROUGH TRAFFIC AND GATED. ACCESS WILL BE GRANTED TO THE OWNERS OF 7215 NEVADA LANE ONLY.
- ALL EXISTING GRAVEL DRIVEWAYS TO BE REMOVED. ALL INTERNAL DRIVEWAYS AND SITE ACCESS OFF ADVENTURE WAY WILL BE ASPHALT.

VICINITY MAP



SITE DATA

Propert Tax Schedule Number: 5308000002, 5308000071, 5308000082
 Property Address: 7225 Adventure Way, 7425 Adventure Way, 0 Nevada Lane
 Current Zoning: RR-5 CAD-0
 Total Area: 16.77 Acres
 Existing Land Use: Contractor Equipment Yard
 Proposed Land Use: Recreational Vehicle Storage and Mini-storage
 Total gross building square footage: 151,203 Square Feet
 Open Space %: 22.6%
 Landscaping %: To be calculated at site development plan.

Parking:
 Required: Vehicle storage: 3 spaces
 Mini storage: 1/100 units + 1 employee stall - 719 units/ 8 parking stalls required
 11 stalls, 1 ADA
 11 stalls, 1 ADA
 Provided:

Zoning/Development Standards:
Building Height:
 Required: 30'
 Provided: 30'
Lot Coverage:
 Required: 25%
 Provided: 273,508 sf /730,501 sf = 37%

Building Setbacks:
 Front Required: 25'
 Front Provided: 25'
 Side Required: 25'
 East Provided: 25'
 West Provided: 43'

Rear Required: 25'
 Rear Provided: 25'
Landscape Buffers:
 Front (North) Required: None

Rear (South) Required: 15'
 Provided: 15'
 West Required: None

East Required: None
 Landscape Setbacks:
 Front Required: 10'
 Front Provided: 10'
 Sides Required: NA
 Rear Required: NA

PROJECT TEAM

OWNER/APPLICANT: Woodmen-Utah LLC
 9540 Federal Dr Ste 100
 Colorado Springs, CO 80921
CONSULTANT: N.E.S., Inc.
 619 N. Cascade Ave., Suite 200
 Colorado Springs, CO 80903

SHEET INDEX

Sheet 1 of 4: Cover Sheet
 Sheet 1 of 2: Site Plan



N.E.S. Inc.
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 Colorado Springs, CO 80903

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 Fax 719.471.0267

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NEVADA / UTAH LANE STORAGE

DATE: 08/14/2024
 PROJECT MGR: A. BARLOW
 PREPARED BY: A. ROMAN

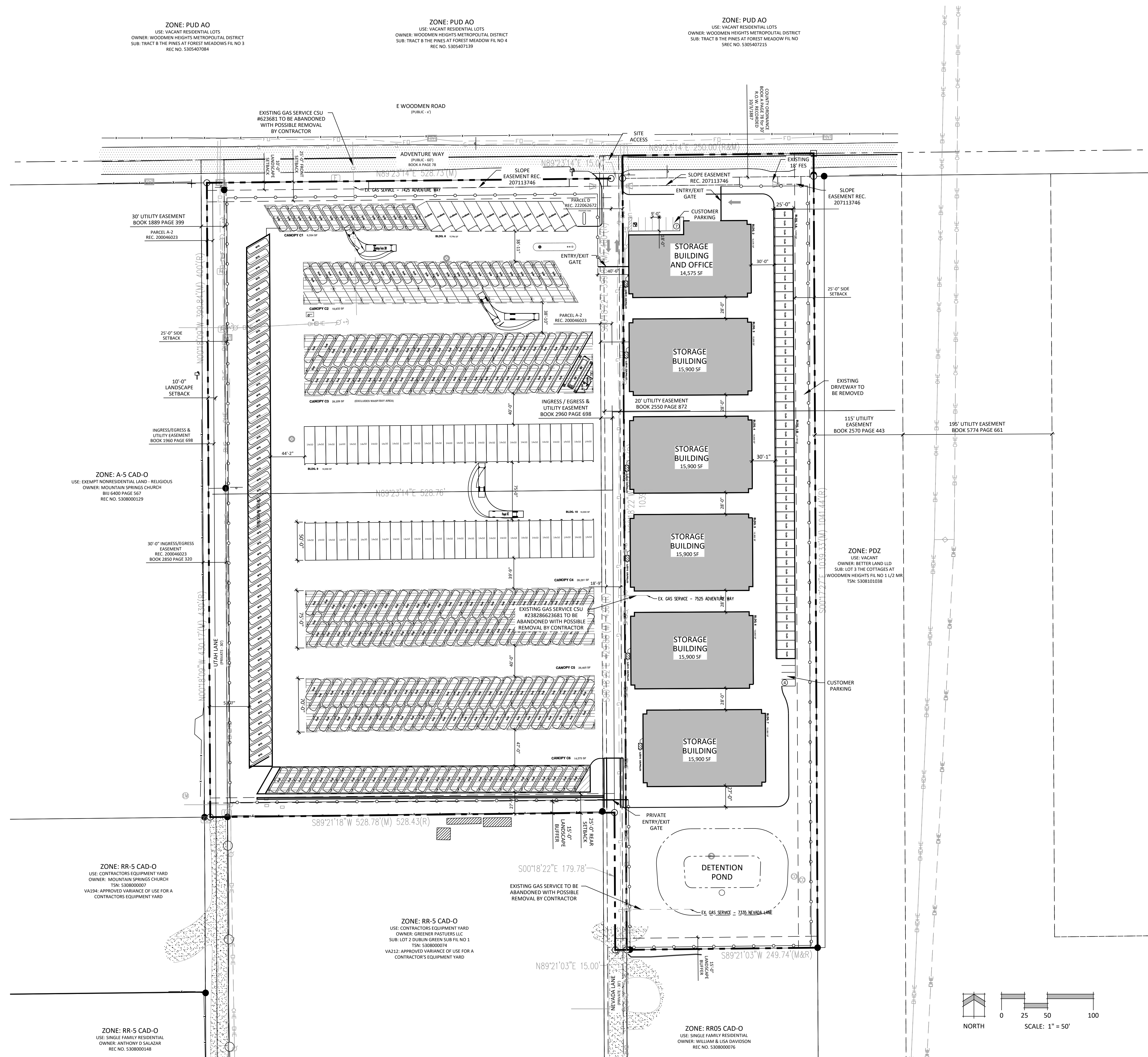
Variance of Use Site Plan

DATE: 06/11/2024
 BY: SB
 DESCRIPTION: SB - Variance of Use

Cover Sheet

1
 1 OF 2

P:\Woodmen\Utah, LLC\Nevada Land\Drawings\Planning\Development\Nevada Land_Variance of Use_Sp.dwg (SDP) 8/19/2024 1:51:30 PM ACDMAN



ZONE: PUD AO
 USE: VACANT RESIDENTIAL LOTS
 OWNER: WOODMEN HEIGHTS METROPOLITAN DISTRICT
 SUB: TRACT B THE PINES AT FOREST MEADOWS FIL NO 3
 REC NO. 5305407084

ZONE: PUD AO
 USE: VACANT RESIDENTIAL LOTS
 OWNER: WOODMEN HEIGHTS METROPOLITAN DISTRICT
 SUB: TRACT B THE PINES AT FOREST MEADOWS FIL NO 4
 REC NO. 5305407139

ZONE: PUD AO
 USE: VACANT RESIDENTIAL LOTS
 OWNER: WOODMEN HEIGHTS METROPOLITAN DISTRICT
 SUB: TRACT B THE PINES AT FOREST MEADOWS FIL NO 5
 REC NO. 5305407215

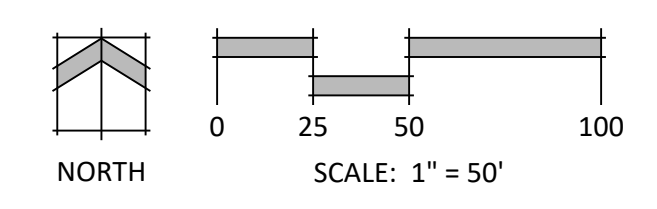
ZONE: A-5 CAD-O
 USE: EXEMPT NONRESIDENTIAL LAND - RELIGIOUS
 OWNER: MOUNTAIN SPRINGS CHURCH
 811 6400 PAGE 507
 REC NO. 5308000129

ZONE: RR-5 CAD-O
 USE: CONTRACTORS EQUIPMENT YARD
 OWNER: MOUNTAIN SPRINGS CHURCH
 TSN: 5308000007
 VA194: APPROVED VARIANCE OF USE FOR A CONTRACTORS EQUIPMENT YARD

ZONE: RR-5 CAD-O
 USE: CONTRACTORS EQUIPMENT YARD
 OWNER: GREENER PASTURES LLC
 SUB: LOT 2 DUBLIN GREEN SUB FIL NO 1
 TSN: 5308000074
 VA212: APPROVED VARIANCE OF USE FOR A CONTRACTOR'S EQUIPMENT YARD

ZONE: RR-5 CAD-O
 USE: SINGLE FAMILY RESIDENTIAL
 OWNER: ANTHONY D SALAZAR
 REC NO. 5308000148

ZONE: RR05 CAD-O
 USE: SINGLE FAMILY RESIDENTIAL
 OWNER: WILLIAM & LISA DAVIDSON
 REC NO. 5308000076



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

NEVADA / UTAH LANE STORAGE

PROJECT INFO

DATE: 08/14/2024
 PROJECT MGR: A. BARLOW
 PREPARED BY: A. ROMAN

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

Site Plan

PLAN FILE #

2 OF 2