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10/24/23

## Letter of Intent

**To:** El Paso County  
Community Development

**From:** Galloway & Company, Inc  
Brynhildr Halsten, PLA

**Re:** **Meridian Storage Site Development Plan**

**Owner:** **Mike Texer**  
**Meridian Storage LLC**  
**11750 Owl Place**  
**Peyton, CO 80831**

**Consultant:** **Galloway & Company Inc.**  
**1155 Kelly Johnson Blvd., Suite 305**  
**Colorado Springs, CO 80920**  
**Brynhildr Halsten, PLA**  
[brynhildrhalsten@gallowayus.com](mailto:brynhildrhalsten@gallowayus.com)  
**719.900.7220**

**PCD File:** **PPR2336**

### Site Details:

TSN: 5301001001 (Lot 1 Falcon Ranchettes)  
Address: 11750 Owl Place,  
Acreage: 4.61  
Current Zoning: RR-5  
Proposed Zoning: CS  
Current Use: Mobile Home

TSN: 5301001002 (Lot 2 Falcon Ranchettes)  
Address: 11690 Owl Place  
Acreage: 5  
Current Zoning: RR-5  
Proposed Zoning: CS  
Current Use: Vacant



**REQUEST**

Galloway, on behalf of Meridian Storage LLC, requests approval of a Site Development Plan on approximately 9.61 Acres west of the intersection of Meridian Road and Owl Place. The Site Development Plan proposes a self-storage facility on Lot 1 and RV Storage (85 spaces) on Lot 2.

**SITE DESCRIPTION**

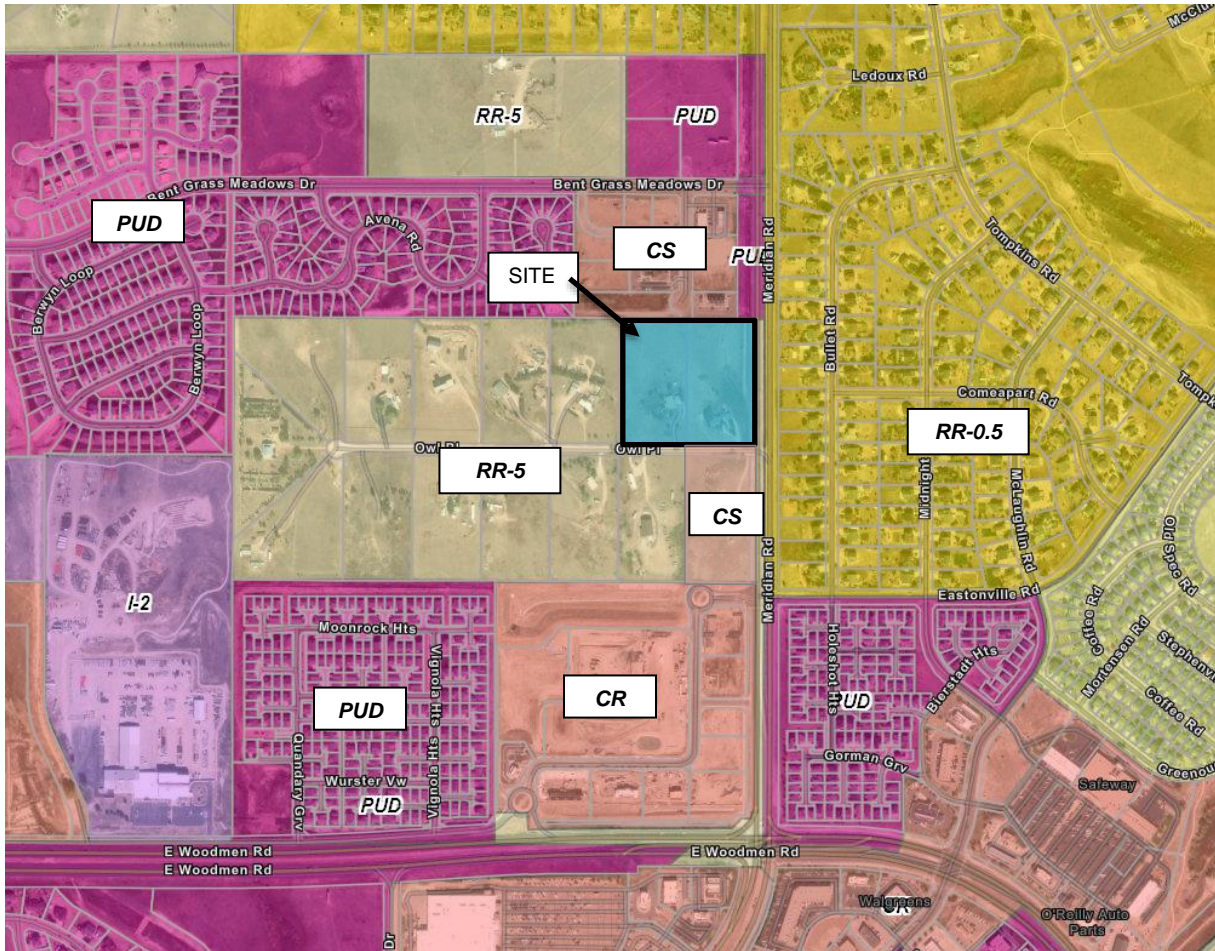
Location & Land Use

The Project is in El Paso County west of Meridian Road a divided, 4 lane road with commercial and residential uses and north of Owl Place. A dental clinic and a veterinary clinic are located directly north, residential lots are located to the west and existing/future commercial to the south. Lot 1 and 2 are currently vacant with residential buildings on the properties. The properties slope from the north to the south. The site is mostly native prairie grassland and weeds with trees sparsely located around the site.



**Zoning:**

The property is proposed to be zoned as CS and is currently awaiting final approval by the Board of County Commissioners. The property west is zoned RR-5. The property to the south recently was rezoned to CS. The properties to the north are zoned CS. The residential area to the east is zoned RR-0.5.



**PROJECT DESCRIPTION & CONTEXT**

This Site Development Plan is requested to facilitate the development of a self-storage facility and RV storage. As the area surrounding the original Falcon Ranchettes subdivision has developed, the land uses have redeveloped into a more intense urban development that utilizes urban services. The proposed self-storage and RV storage matches the urban character and intensity while accommodating the increase in population with commercial services. The intended self-storage and recreation vehicle storage would provide additional commercial services to the growing neighborhoods in the Falcon area.

Both parcels are owned by the applicant Mike D. Texer. The subject property is currently vacant and surrounded by a mix of residential and commercial uses. A lighting plan has been provided with the Site Development Plan set. Overall site lighting includes 20' site pole fixtures and building mounted. All fixtures will be downcast. Landscape screening and buffering measures are proposed to enhance aesthetics and reduce visual impacts. Evergreen trees and shrubs are strategically placed to mitigate impacts from parked vehicle

headlights to the residential lots to the west. The development will meet all building setback and maximum lot coverage requirements as shown on the Site Development Plan Site Plan.

## **DEFINITION OF PROPOSED USE AND SPECIFIC DEVELOPMENT STANDARDS**

### Definition:

Mini-Warehouses are permitted in the CS zone district, and are defined as:

*“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.”*

Automobile and Boat Storage Yards are permitted in the CS zone district, and are defined as:

*“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.”*

### Specific Development Standards:

While there are no specific development standards for mini-warehouses, such use is permitted in the CS zone district.

Automobile and boat storage yards are subject to the following specific development standard:

- Display and storage areas shall be on a surface approved by the applicable fire department.

## **UTILITIES**

### Electric:

Electric service will be provided by Mountain View Electric. A commitment letter was included with the replat application. In the letter, Mountain View Electric states that these services are available to meet the demands of the new development.

### Water:

The proposed self-storage facility will be served by a central water supply system provided by Woodmen Hills Metropolitan District. A commitment letter was included with the replat application.

### Wastewater:

The proposed self-storage facility will be served by a central sanitary sewer system provided by Woodmen Hills Metropolitan District. A commitment letter was included with the replat application.

### Natural Gas:

Natural gas service will be provided by Colorado Springs Utilities. A commitment letter was included with the replat application. In the letter, CSU states that these services are available to meet the demands of the new development.

## **ACCESS AND TRAFFIC**

### Access:

Upon completion, the proposed site will have two full movement accesses. One access will be located along Owl Place. Meridian Park Drive will be extended to the south, where it will provide a second access to the site.

### Traffic:

A Traffic Impact Study (TIS) was submitted for this site as part of the rezone and replat applications. The TIS provides recommendations for improvements to existing surrounding streets that will support this development. The TIS analyzed the proposed development of 158 storage units and 95 RV storage spaces and determined the development will generate approximately 46 daily weekday trips. The site will generate 3 morning peak hour trips and 4 afternoon peak hour trips. The TIS found that the project will have minimal effect on the existing and future roadway network and any recommendations to improve failing intersections are the responsibility of El Paso County to be implemented.

## **PARKING**

Parking requirements for mini-warehouses are based on the number of storage units and number of employees. The development consists of 158 storage units and will have a maximum of 1 employee on the premises. The Land Development Code requires 1 space per 100 units, plus 1 space per employee. Therefore, a total of 3 parking spaces are required. The development provides a total of 4 parking spaces, including 1 ADA van accessible space. The development will also provide 95 recreational vehicle storage spaces to rent for long-term storage.

## **STORMWATER**

There is an existing stormwater conveyance ditch on the east property line of the site that conveys flows from north to south along Meridian Road. As a part of this development, it is proposed to capture and route the off-site flows via conduit through the site, matching the existing outfall location. All on-site stormwater will be captured and conveyed to the on-site water quality and detention pond, where stormwater will be treated and released in accordance with County standards, following historic drainage patterns. All on-site drainage improvements will be owned and maintained by the owner of the development.

A Final Drainage Report is included with this submittal. The purpose of this report is to:

1. Identify on-site and off-site drainage patterns.
2. Design storm water facilities to collect and convey storm runoff from the proposed development to appropriate discharge and/or detention locations.
3. Design water quality and detention facilities to control discharge release rates to below historic.
4. Demonstrate compliance with surrounding major drainage basin planning studies, master development drainage plans, and flood insurance studies.

## **ENVIRONMENTAL**

### Wetlands & Floodplain:

There are no wetlands within the project boundaries. The site is located in Zone X (FEMA Floodplain Map No. 08041C0553G dated December 7, 2018), indicating the flood risk of the site is deemed by FEMA to be 'minimal'.

### Wildlife:

In general, the site provides poor quality habitat for wildlife. The site is surrounded by urban development and has been previously disturbed and thus does not provide ideal habitat for wildlife species. Impact of development on potential wildlife habitat will be negligible and there are no known protected species on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species.

### Wildfire:

The primary wildland fuel type is grassland. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed a moderate risk, as this area is currently undisturbed grassland. Development of the site will reduce available wildfire fuels in this area.

## **LANDSCAPE, BUFFERING & SCREENING**

### Perimeter Landscape and Buffering:

Landscaping at the perimeter of the property is required based on proximity to right of way and existing single-family detached residential development, and will be provided below:

Street Name	Street Classification	Landscape Width	Number of Trees
Meridian Road	Expressway/Principal Arterial	25'	1 per 20 feet
Owl Place	Non-Arterial	10'	1 per 30 feet
Meridian Park Drive	Non-Arterial	10'	1 per 30 feet

A 15' wide buffer, comprised of one tree per 25' (of which a minimum of 1/3 shall be evergreen trees), is required and is provided between the adjacent residential lot to the west.

### Parking Lot Landscaping:

Parking lots are required to be screened to a minimum height of 3' from view of adjacent roads and properties with differing land use. Two-thirds of the lot line with parking that abuts the street/differing land use must be screened. This screening is accomplished with trees and shrubs.

### Internal Landscaping:

A minimum of 5% of the lot area is required to be landscaped, and include one tree per 500 square feet of required landscape area. With a development area of 418,612 sq ft, 20,931 sq ft must be landscaped, and must include 42 trees. A total of 142,969 sq ft of internal landscaped area is provided, comprised of 29 trees and shrubs.

### Screening:

Screening of differing uses and public streets at a height of 3' is also required, and is accomplished with trees, shrubs and walls.

**Conclusion**

The Site Development Plan is harmonious and consistent with the surrounding land uses. The Proposed Development complies with the requirements of the zone district in which it is located, is consistent with the intent and purpose of the Zoning Code and is compatible with the land uses surrounding the site.

Please contact me at 719-900-7220 with any questions or comments.

Sincerely,  
**GALLOWAY**  
Brynhildr Halsten, PLA