

RHETORIC SELF STORAGE FACILITY
LETTER OF INTENT
SITE DEVELOPMENT PLAN – MINOR AMENDMENT
APPROVED SDP - EPC PLAN NO. PPR2524
May 19, 2026



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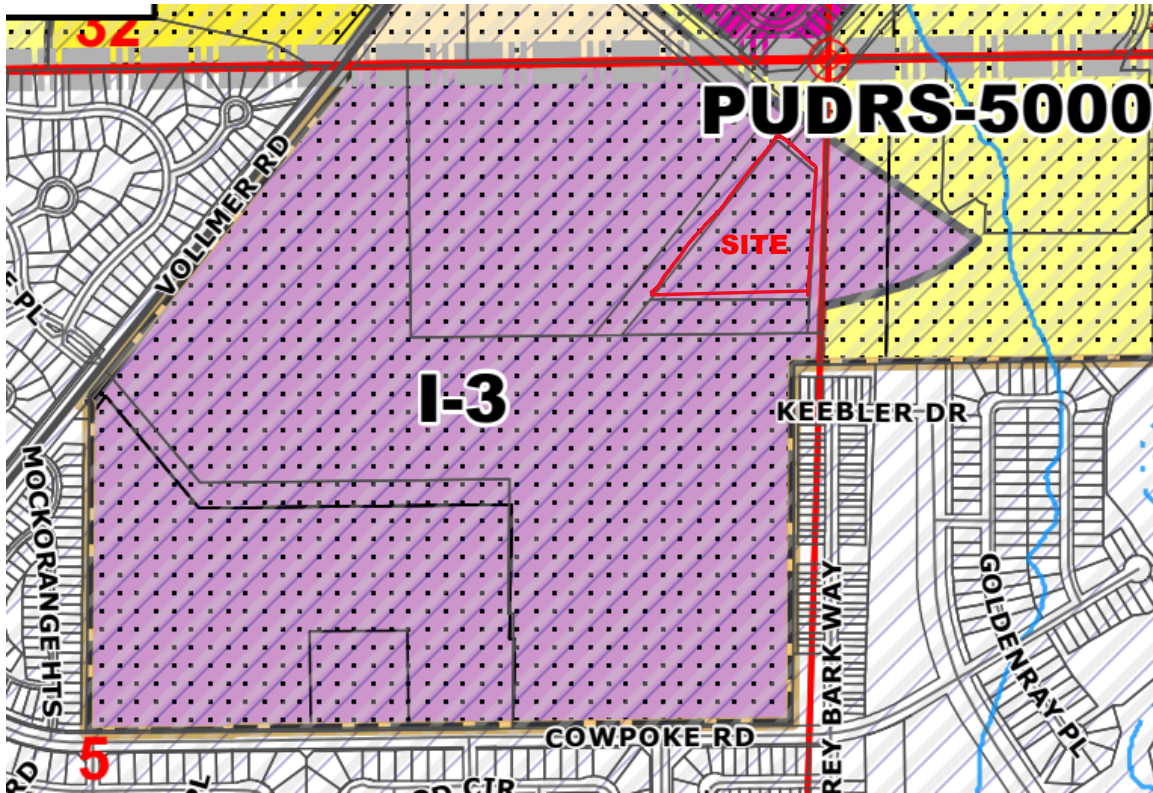
Site Location, Size, Zoning:

Matrix Design Group, on behalf of Colorado Concrete Crushing LLC, is submitting a Site Development Plan-minor amendment for a shipping container self-storage facility located on Lot 1 of the Sterling Recycling Subdivision.

The parcel is currently platted as a +/-4.74AC Lot within the Sterling Recycling Subdivision (File Number SF 2325). The parcel is zoned I-3, Heavy Industrial. Shipping container self-storage is an allowed use in the I-3 zone. No change of zone is proposed with this application.

The site is located in zone x, area of minimal flood hazard as determined by FEMA floodplain panel number 08041C0533G effective 12/7/2018.

Surrounding land uses are industrial concrete and asphalt recycling to the west (I-3), regional detention to the south (I-3), vacant industrial to the east (I-3) and detached single family residential to the north (RS-5000).



Request & Justification (Site Development Plan – Minor Amendment):

A Site Development Plan was previously approved under PRR2524 on 11/13/2025. The purpose of this application is a request for approval of a Site Development Plan – Minor Amendment including the following proposed modifications.

- Adjustment of the storage container layout to accommodate a consistent size storage container of 8'x20'. 24' min. drive aisles are maintained, building setbacks, landscape buffers, and the overall gravel footprint remains the same. The detail sheet was also updated to illustrate the storage container size

- Matrix response: The unit count goes up because you can fit many more of the 8'x20' units and previously a majority of the units were 8'x40'. The smaller size units increase the overall unit count but decrease the overall square footage. I have attached an exhibit as page 7 of this redline that shows the current layout and the original layout shown in red. The overlay depicts that the original layout storage units covered more of the site but now the layout is less storage unit and more drive aisle area (although contained within the same overall footprint).

Matrix response: The 8x10 and 8x40 units are not available and have been removed from the plan. All units are now the Boxwell 8'x20' (160 sq. ft.) self-storage units.

and the total number of storage building square footage the elevations remove the 8 x 10 and 8 x 40 units all together and depict 8x 19.5' that indicates an increase in square footage- is that correct?



decreased to 69,760.

- The increase in storage container units will also require one additional standard parking space, increasing the total proposed parking from 5 stalls to 6.
- Exact paint colors for the containers have been selected including container, door, and trim.

A Traffic Conformance Letter was previously approved with the SDP submittal. Access does not change with this SDP Minor Amendment.

Water and wastewater are available along Sterling Ranch Road. Stubs are provided at the Lot 1 access point. Water and Wastewater will be provided to the office for employee use, which is anticipated to create minimal demand. All other uses of the site will not generate demand for water or wastewater. Electricity will similarly be serviced to the office. Proposed wall pack lighting will be solar. Natural gas will not be provided to the site.

A drainage report, by All Terrain Engineering, was previously approved and analyzed drainage conditions and concluded that drainage is in conformance with flows, detention and water quality of the Sterling Recycling Subdivision, project number SF2325.

Security for the site is provided by shipping containers lining the perimeter and creating a solid opaque screen. 6' opaque fencing will be provided along areas where there are gaps or breaks in the shipping containers. The gate is located 30' from the Sterling Ranch Road public Right-of-Way. Access to the site is secured by a gate which swings inward to the site. The Black Forest Fire Protection District will have ready access to the locking mechanisms. The proposed lock and gate will be subject to Fire Authority approval and constructed to International Fire Code Standards.

Site lighting will be provided by wall packs only. No light will exceed property line boundary.

Signage location has been shown on the included site plan. Sign Plan shall be submitted under a separate application.

A fire protection report was included with the previous SDP application. Fire protection will be provided by the Black Forest Fire Protection District. A fire hydrant is proposed near the office location. An existing hydrant is located across from the storage facility entrance and within the Sterling Ranch Road ROW.

Your El Paso County Master Plan:

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*

Self-storage is sought after and valuable for the nearby residential areas.

2. *Does the market support the need for the use? Would the use be viable if built right now?*

Yes, the market supports the need for the use and the use would be viable if built right now.

3. *Would the use be providing necessary housing or essential goods and/ or services?*

The use would be providing an essential service for the nearby residential areas.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists?*

Yes. Water and wastewater are available along Sterling Ranch Road. Stubs are provided at the Lot 1 access point. Water and Wastewater will be provided to the office for employee use, which is anticipated to create minimal demand. All other uses of the site will not generate demand for water or wastewater. Electricity will similarly be serviced to the office. Proposed wall pack lighting will be solar. Natural gas will not be provided to the site.

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2. *Does the development trigger the need for such infrastructure?*

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3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed use will not generate any additional pedestrian or bicycle traffic. Pedestrian access to the site is provided by existing sidewalks along Marksheffel Road and proposed sidewalks along the extension of Sterling Ranch Road.

Best Practices Considerations:

1. *Does the development appropriately include conservation design best practices to protect/preserve existing natural resources?*

The existing site was previously developed and graded.

2. *Does the development include best practices to protect existing natural resources and prevent unnecessary property damage? If not, does it include methods for impact mitigation?*

There are no significant natural features, such as distinctive topographic features including buttes and rock outcroppings; existing vegetation, natural drainage, riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; and aesthetic features that have been identified within the project boundary.

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