



May 28, 2019

PCD File No. AL198

**LETTER OF INTENT
GULFEAGLE SUPPLY STORAGE YARD – SPECIAL USE**

Owner:

SBJ Resch Family Partnership, LTD
2900 7th Avenue East, Suite 200
Tampa, FL 33605
(813) 248-4911

Applicant:

GulfEagle Supply
1456 Selix Grove
Colorado Springs, CO 80915
(719) 574-7663
Jeff Barnes, Regional Manager

Consultant:

M.V.E., Inc.
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Colorado Springs, CO 80909
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Charles C. Crum, P.E.

Site Location Size and Zoning:

The site of the proposed Special Use hereinafter called GulfEagle Supply Storage Yard is located within the northeast one-quarter of Section 8, Township 14 South, Range 65 west of the 6th principal meridian in El Paso County, Colorado. The site consists of three (3) platted lots being Lots 3, 4 & 5 Claremont Business Park Filing No. 2. The property has El Paso County Tax Schedule No.s 5408102007, 5408102008 & 5408102009. The site is currently undeveloped with existing paved roadways bordering the west and east sides of the site. The site has the addresses of 1445, 1455, 1465 Selix Grove. The 1.21± acre site is situated on the east side of Selix Grove and on the west side of Meadowbrook Parkway. The site is north of Highway 24 west of Marksheffel Road. The zone of the site is CS-CAD-O (Commercial Service – Commercial Airport District).

The property to the west of the site, on the opposite side of private Selix Grove, is also owned by SBJ Resch Family Partnership Ltd. and operated by GulfEagle Supply. GulfEagle provides roofing and building supplies with jobsite delivery to building contractors throughout the El Paso County region. All properties surrounding the site are also zoned CS-CAD-O (Commercial Service – Commercial Airport District) and have similar industrial warehouse and commercial uses as the subject property.

Engineers • Surveyors
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Request and Justification:

The request is for approval of a Special Use for a Contractor's Storage Yard in Lots 3, 4 & 5 Claremont Business Park Filing No. 2, located in the CS (Commercial Service) zone. An application for a Major Commercial Site Development Plan is submitted concurrently with this Special Use application.

The proposed Special Use is in conformance with the goals, objectives, and policies of the Master Plan including the County Policy Plan. This application meets the Special Use submittal requirements, the standards for Review, Approval, and Administration of Uses in Chapter 5, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Special Uses are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code. Each criteria is listed below followed by the appropriate justification.

1. The special use is generally consistent with the applicable Master Plan;

The Master Plan is comprised of several elements. One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following goals and policies from the Policy Plan as they specifically relate to this request:

Goal 3.4 “Promote opportunities to conserve water.” with Policy 3.4.4 “Specifically promote water conservation techniques, such as xeriscaping, which provide large peak use reductions when compared to their economic cost or regulatory burden.”

The proposed Special Use will utilize no domestic or irrigation water tap. No water is needed for the Storage Yard use. The landscape plan associated with the proposed use contains all low-water plantings. No irrigation system will be needed for landscaping after the plantings are established.

Goal 5.1 “Maintain a land use environment which encourages quality economic development that is compatible with surrounding land uses.” with Policy 5.1.4 “Allow for the maintenance of a sufficient inventory of available sites for employment uses throughout the County.” and Policy 5.1.6 “Promote economic development alternatives, such as locating in industrial parks, which place the lowest strain on available infrastructure.”

The proposed Special Use is compatible with the existing surrounding land uses consisting of commercial warehousing, material supply, storage and distribution. The surrounding area is an Industrial Park environment with many of the facilities being associated with the building trades. The proposed Special Use will aid Gulfeagle in continuing to provide growing employment opportunities to residents of El Paso County at a wide range of skill levels, from laborers, to drivers to managerial staff. The site will utilize the existing private and public roadway infrastructure and the development of the site will require only minimal grading to install the needed improvements. Gulfeagle's current office/warehouse facilities are located opposite the subject supply storage site, on the westerly side of Selix Grove. The allowance of this Special Use for outdoor storage will enable efficient expansion of the company's operations in a way that keeps the facilities consolidated at a single location in an area of the county that is already tailored to this particular type of use.

Goal 13.1 “Encourage an adequate supply of housing types to meet the needs of county residents.” with Policy 13.1.1 “Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.”

The proposed Special Use is associated with the home building industry in El Paso County. The allowance of the proposed Special Use will enable the company to continue to efficiently serve home builders and residents of the County, maintaining costs to those customers at competitive rates.

Goal 13.2 “Encourage a diversity of affordable housing types throughout the unincorporated county to meet the housing need for the people who work in our communities.” with Policy 13.2.1 “Encourage incentives, such as flexible development standards through logical modifications to zoning, subdivision regulations, building codes, water/sewer fees, etc., as market incentives to provide housing that fall within the housing affordability index of 100.0 to balance the discrepancy between the cost for affordable housing and average annual wage.”

The proposed Special Use is a means of providing logical modifications to zoning and subdivision regulations in a way that does not change the character or uses in the current neighborhood and aids Gulfeagle in continuing to provide building materials in a cost competitive manner. As a member of the building industry, Gulfeagle's ability to competitively offer building supplies to construction companies and builders has an effect on the affordability of housing in the area. Approval of the proposed Special Use will help in the effort to improve the affordability of housing in the area.

Another element of the Master Plan is the Small Area Plans. There is no effective Small Area plan in place for this location. The proposed use is not in conflict with any Small Area Plan.

The proposed Special Use is in compliance with the Parks Master Plan, which does not call for trails or parks in the site vicinity. The Special Use is also in compliance with the 2016 Major Transportation Corridors Plan (MTCP) and Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property.

2. The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;

The proposed Special Use is compatible with the existing surrounding land uses consisting of commercial warehousing, material supply, storage and distribution. The surrounding area is an Industrial Park environment with many of the facilities being associated with the building trades.

3. The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;

The proposed Special Use will not require public facilities in addition to those that already exist at the site and surrounding area. The site consists of three existing platted lots with existing transportation and utility infrastructure. No additional facilities will be required.

4. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;

The proposed Special Use is has adequate legal access onto existing Selix Grove. The area of the site is already platted and planned for commercial development. The proposed use will not create traffic impacts greater than already planned in the initial platting. Driveway permits will be obtained for the proposed access location.

The proposed use is expected to generate the same level of traffic as originally planned for in the CC zone when platted. A Traffic Impact Report was provided with the platting of the property in 2006. Proper access is being provided from existing Selix Grove connecting to Meadowbrooke parkway. This development is not subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 12-382. No building permits are expected to be issued with this project and it was platted before February 11, 2010.

5. The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;

The proposed Special Use is planned to comply with applicable regulations. A concurrent Commercial Site Development is submitted along with the Special use. The site will provide water quality treatment for Stormwater runoff. A Drainage Report has been submitted with the concurrent PPR submittal. Also a Grading and Erosion Control Plan has been submitted with the same concurrent PPR submittal. There is to be no site lighting with the storage use. The placement of the storage yard adjacent to Gulfeagle's office/warehouse facility will minimize traffic trips and emissions.

6. The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or

There are no aspects of the proposed Special Use that will be detrimental to public health, safety and welfare.

7. The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

The proposed Special Use will conform to all applicable County regulations. A concurrent Commercial Site Development is submitted along with the Special use.