PLEASE ADDRESS USE-SPECIFIC STANDARDS FOR OUTSIDE STORAGE: 5.2.40. Outside Storage

(A)Applicability. All outside storage is subject to the requirements of this Section.
(B)Outside Storage Standards. Outside storage shall meet the following standards.
(1)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.
(2)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.
(3)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.
(4)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 ⅓ 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.
(5)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.
(6)No Storage in Required Landscape Area. Outside storage shall not be allowed within any required landscaped area.
(7)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.
(8)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.
(9)Temporary Storage. Administrative relief from the outside storage standards may be sought in association with approved temporary uses.
(10)Landscaping Requirements to be Met. Outside storage shall comply with the landscaping requirements in this Chapter.(C)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.

Colorado Springs, CO 80908
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TRACT 11 VALLEY GARDENS, EX PTS CONV TO EL PASO COUNTY IN BK 3848-1063 & BK 5657-231

Site Location Size and Zoning:

The site is proposed to be the location of the Outdoor Storage Yard in the Southwest Quarter of Section 28, Township 14 South, Range 66 West of the 6th P.M., El Paso County, Colorado. The property has an assigned address of 2217 Janitell Road. The site is located on the southeastern side of Janitell Road and about 600' southwest of East Las Vegas Street. The site borders Tract 5, Valley Gardens on the northeast; borders an unplatted Tract of land consisting of 29+/- acres of land on the southeast; also, the site is bounded by about 130' of Fountain Creek on the southeast; and is bounded on the westerly side by Janitell Road.

its just M not M1

This Site for the Outdoor Storage Yard is 5.35 acres in size and is platted as Tract 11, Valley Gardens except the part conveyed to El Paso County, Book 3848 at page 1063 and Book 5657 at page 231 for Janitell Road right of way, with the Lot having El Paso County Tax Schedule No. 64283-01-004. The property is currently undeveloped land with an obsolete zone of M1 (General Industrial and Manufacturing Activities).

this property is only 4.35 acres, including non-buildable creek. please verify / correct.

Request and Justification:

The request is for Site Development Plan Approval of the new Outdoor Storage Yard to be in Tract 11 Valley Gardens, address of **2217 Janitell Road**'. The project will consist of graded access and storage yard with non-irrigated landscaping, and a Full Spectrum – Full Infiltration –

Sand Filter Basin (FS-FI-SFB) utilizing the native soil for the filter material. The proposed Outdoor Storage yard will have about 3.6 Acres of open storage area useable Said open storage area will require maintenance and the proposed recycled asphalt surface. A portion of the Site area will be used as Full Spectrum-Full Infiltration Basin (FS-SFB). The developed stormwater flow from said Site FS-FI-SFB flows will be combined with the existing developed stormwater flows collected in the FS-FI-SFB on said Tract 5. This combining will be done by expanding the existing FS-FI-SFB

with O&M agreements made between the two detention pond owners. These stormwater flows, if required, will utilize an emergency spillway and flow overland to Fountain Creek. Total area to be disturbed for this project will be about 154,384 square feet (SF) which is 3.55+/- acres.

The purpose of this Site Development Plan application is to provide a site for an Outside Storage Yard. Should the Owner want to develop an Office/Warehouse with an Outdoor Storage Yard they with submit an amended Ste Plan with appropriate documentation.

30'x70' non-exclusive right of way easement

to and from Tract 11

Access

The main access to the proposed Outside Storage Yard project is from the existing southwestern entrance form Janitell Road situated on Tract 5. There is a 30' 70' R0W for ingress & egress filed with the El Paso County Clerk & Recorder under Reception No. 2000051567. This document provides ingress & egress to both Tract 5 & Tract 11. A new El Paso County driveway permit may need to be obtained. for the site, if required, as part of the Site Development Permit process.

A new driveway access permit will need to be obtained for this parcel.

Parking

Parking spaces are not provided for the proposed Outdoor Storage Yard. The purpose of said Yard is to provide outside storage items that are non-mobile and will require placement and movement by motorized vehicles. There is no office proposed for the site and therefore no employees will be reported to the site, thus requiring no parking.

use is Contractor's Equipment Yard

ADA Requirements

The site is provided with no ADA parking spaces and therefore there is no need for compliance with the Department of Justice 2010 ADA Standards for Accessible Design.

Landscaping/Screening

The site has no water for irrigation and therefore non-irrigated landscaping/zero is proposed for the Site. A Landscape plan has been prepared for the new Outside Storage Yard. Screening is required and shown on the Site Development Plan.

Grading/Erosion Control/Storm Drainage

The site for the proposed Outside Storage yard will be graded to tie into the existing grades on the edges of the 3.55 +/- acre site. The proposed area to be disturbed is more than one acre and it is anticipated to move more than 500 cubic yards (CY) of soil.

The site will contain a stormwater FS-FI-SFB to provide storm detention and water quality treatment with total infiltration. Runoff from the impervious surfaces of the proposed graded site will be collected and infiltrate in the proposed FS-FI-SFB to be located at the southern edge of the site. Existing flows are presently directed to the southern and western edges of the site by overland flow discharging onto the adjacent properties. Once the proposed grading is complete the resulting outflow discharges will be less than or equal to existing conditions. A Final Drainage Report has been prepared as part of the submittal material for this application. The development of this site shall be in conformance with the drainage report. Drainage and Bridge Fees are not applicable as the ground is already subdivided.

Water, Sanitary Sewer, Electric and Gas Utilities

There is no well for water service on the site and is not required. There is no sanitary sewer service available for the site and is not required. Colorado Springs Utilities provides electricity and gas services to the site and known are anticipated to be required.

Fire Protection

Tract 11 Valley Gardens is not in a Tax Entity for Fire Protection. Tract 11 Valley Gardens area is surrounded by the Colorado Springs Fire Tax Entity.

High Hazard Area per colorado wildfire resiliency code fire hazard classification

Traffic Impact

The proposed new Outside Storage Yard will access the public Janitell Road. A Trip Generation Letter (Memorandum) has been submitted with this Site Development Plan Submittal Package. This development will be subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number ~~18-471~~. 25-337

Existing and Proposed Facilities

The site at 2217 Janitell Drive requires no new facilities or public improvements.

Traffic memo was not included with the submittal package. Please provide the traffic memo with the next submittal for review.

Wildfire Hazard Mitigation Plan required for non-structural commercial uses in WUI and outside of fire district, per adopted code 6.3.3 and 6.3.4.

A Wildland Hazard Mitigation Plan shall include at a minimum the following:
- Access, ingress, egress, and evacuation.
- Water supply for fire protection.
- Structure location and construction.
- Ignition potential.
- Vegetation management and defensible space.
- Structure hardening and defensible space requirements
- Historical wildfire behavior patterns and environmental conditions.
- Potential for structure-to-structure and vegetation-to-structure fire spread. Slope and aspect shall be evaluated as to their potential to increase the threat of wildland fire to life or improved lot, parcel, or tract.
- Other site-specific factors affecting wildfire.

M.V.E., Inc. ● Engineers ● Surveyors
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