

## Letter of Intent

To: El Paso County  
Community Development

From: Galloway & Company, Inc  
Brynhildr Halsten, PLA

Re: **Meridian Storage CS Map Amendment (Rezone)**

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

Include:  
Contact telephone number, and email  
for owner and responsible party

**Consultant:** Galloway & Company Inc.

**PCD File:** CS-22-004

### 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/Garage (Vacant)

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

TSN: 5301001014 (Lot 14 Falcon Ranchettes)  
Address: 11685 Owl Place  
Acreage: 5  
Current Zoning: RR-5  
Proposed Zoning: CS  
Current Use: Mobile Home (Vacant)



**Request:**

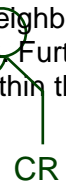
Galloway on behalf of Meridian Storage, LLC requests approval of a Map Amendment (Rezoning) for 15.30 Acres from RR-5 to CS comprising three parcels and a portion of Owl Place ROW.

**Location**

The Meridian Storage Map Amendment (rezone) area includes 15.30 acres and is located west of Meridian Road a divided, 4-lane road with commercial and residential uses, north of Owl Place and south of Meridian Park Drive. Bent Grass East Commercial is to the north and Falcon Marketplace to the south.

**Project Description & Context:**

The Meridian Storage Map Amendment (rezone) request is for a zone change from RR-5 (Residential Rural) to CS (Commercial Services) for 15.30 Acres comprising three platted parcels of the Falcon Ranchettes subdivision and a portion of Owl Place ROW. This rezoning is requested to facilitate the development of the properties for future self storage facilities and recreational vehicle storage and the eventual closure of Owl Place access to Meridian Road. The CS District is intended to accommodate retail, wholesale or service commercial uses that serve the general public. Code, § 3.2.5.C. The Project proposes a self-storage facility and would therefore be classified by the Code as a “Mini-Warehouse Facility”. The properties currently have vacant mobile homes and garages on site. North of the properties the Bent Grass East Commercial properties are zoned CS. The neighboring property south of Owl Place is under County review for a rezone from RR-5 to CS. Further south the Falcon Marketplace is zoned CR. West of the properties are parcels within the Falcon Ranchettes zoned RR-5.



**Traffic:**

A Traffic Memorandum prepared by Galloway is included with submittal.

**Utilities:**

Water and wastewater will be provided by the Woodmen Hills Metropolitan District. The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Colorado Springs Utilities for natural gas supply.

**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 moderate to poor quality habitat for wildlife. No State-listed or State sensitive species were observed 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 with scattered trees. 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.

**Districts Serving the Property:**

The following districts will serve the property:

- El Paso County School District 49
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas
- Woodmen Hills Metro District – water and wastewater
- Falcon Fire Protection District

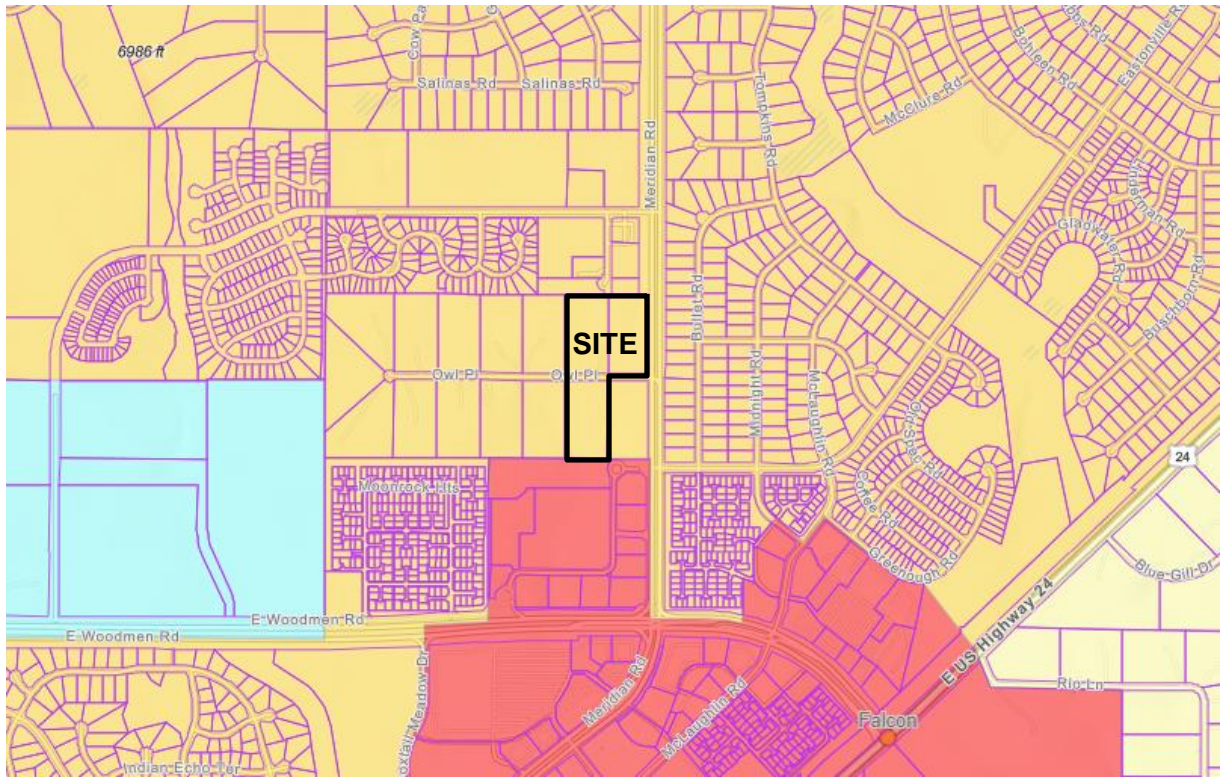
Master Plan analysis shall also include Parks Master Plan and Water Master Plan.

**Project Justification:**

The request is consistent with the criteria in Section 5.3.5.B for a Map Amendment (Rezoning) as follows

1. The Application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned.

*The proposed CS rezone is a supporting land use type to the surrounding Single-Family Detached Residential land use. The proposed CS rezone is consistent with the character and objectives of the Suburban Residential Placetype by providing limited retail and services along the perimeter street, Meridian Road and near the commercial intersection of Meridian Road and Woodmen Road. The properties are adjacent to the Regional Center Placetype to the south.*



Please label this map. What are the colors? Is this a placetype map?

*The properties are bookended to the north and south by Commercial Development Areas identified in the Master Plan.*



*The properties are not in a Key Area, however, the Falcon Marketplace development to the south is in a key potential annexation area. The continuity of this proposed development with surrounding activity will likely result in the area's future annexation and/or classification as a future key area. The rezone and development support the character of the key area by providing similar land uses occurring along Meridian Road.*

2. The rezoning is in compliance with applicable statutory provisions including but not limited to C.R.S. §30-28-111 §30-28-113, AND §30-28-116;

*As the proposed rezoning fulfills the goals of the County Master Plan as described under criterion (1) above and is a compatible transition between the adjacent uses, as described in criterion (3) below, it therefore complies with the statutory provisions that allow County's to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.*

3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions.

*As noted above, the proposed CS zoning is compatible with adjacent CS, CR, RR-0.5 and RR-5 zoning and land uses, as it will be subordinate to the surrounding single-family residential uses, compliment existing and proposed commercial uses and acts as a buffer and transition from Meridian Road to the lower density neighborhoods. The site layout and architectural design will provide visual appeal and consistency with the Bent Grass Commercial, Falcon Marketplace and proposed commercial to the south creating a cohesive commercial frontage along Meridian Road. The rezone and development of the subject property will complement the commercial centers already existing at the intersection of Woodmen Road and Meridian Road. The development and rezone, CS, has also been identified as a supporting land use for the single-family detached homes in the surrounding area. The rezone and development of the property will result in a minimal change to the area by providing supporting uses similar to those already existing or proposed along the Meridian Road corridor.*

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

*Future development of the property will meet the use and dimensional standards for the CS zone as set out in Chapter 5 of the Land Development Code (LDC). The site is suitable for the proposed self storage facility and provides a transition between adjacent commercial and residential use types. The project has adequate access to Meridian Park Drive and Owl Place and access to adequate utilities.*

Isn't Owl Place going to be vacated?

This does not seem right. How are high intensity commercial zoning districts compatible with low density rural residential? It may be possible that uses may be compatible with proper buffering and screening.

I'm not sure what is meant by this. Do you mean to say that limited commercial service is identified in the Master Plan as a supporting land use for the suburban residential placetype?