

Letter of Intent

To: El Paso County
Community Development

From: Galloway & Company, Inc

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

Owner Mike Texer
/Applicant: Meridian Storage LLC
11750 Owl Place
Peyton, CO 80831
office@mdroofing.info
719.591.2142

Consultant: Galloway & Company Inc.
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Colorado Springs, CO 80920
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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 CR. 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

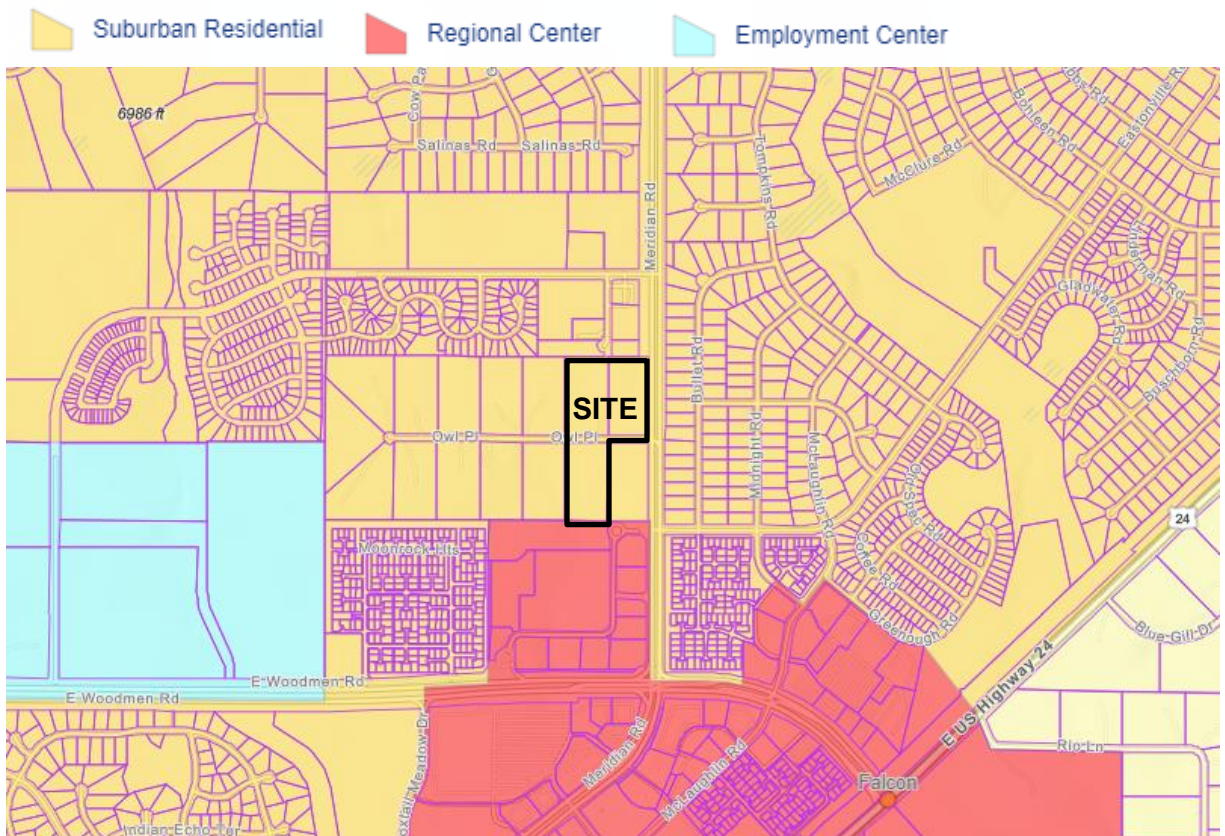
Project Justification:

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

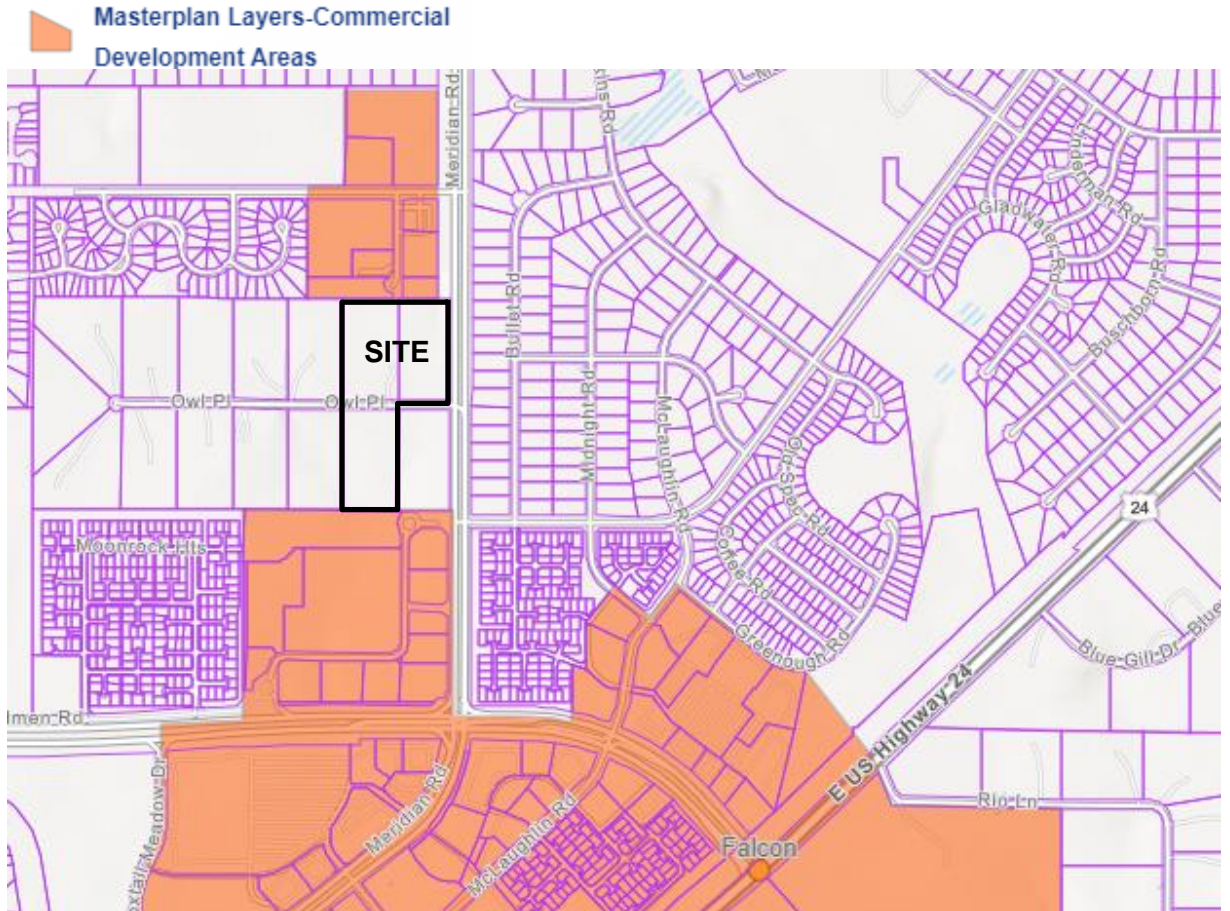
1. The Application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned.

EL PASO COUNTY MASTER PLAN

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.



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.

WATER MASTER PLAN

- Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.
- Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.
- Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.
- Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).
- Goal 5.4 – Promote the long-term use of renewable water.

- *Goal 5.5 – Identify any water supply issues early on in the land development process.*
- *Goal 6.0 – Require adequate water availability for proposed development.*
- *Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.*

The project is located in Region 3. Lot 1 is served by the Woodmen Hills Metro District. Lot 2 and 14 are currently single-family residences served by wells. Surrounding sites are served by the Woodmen Hills Metro District. The development is in the process of applying for inclusion of Lot 2 and 14 in the district. Woodmen Hills Metro District supplies water and wastewater utilities for Lot 1 and expected to supply Lot 2 and 14. The district meets or exceeds all state and federal regulations. They strive to cooperate with surrounding providers and customers to ensure proper conservation and storage. Such actions intended to conserve water include the construction of a new water treatment facility and seasonal irrigation policies for all residential and commercial properties.

The proposed development will meet all standards set by local, state, and federal regulations. The developer seeks to maintain quality ground and drinking water, contribute to the local economy, and ensure resources use is sustainable.

The applicant understands the water needs for the proposed development. Available data and the water commitment letters for the future final plat will allow for predictable water demand to be calculated and compared with availability in the surrounding area.

EL PASO COUNTY PARKS MASTER PLAN

The El Paso County Parks Master Plan does not identify any County master-planned facilities that would be impacted by this project. The proposed Meridian Road Bicycle Route follows North Meridian Road from north to south. This proposed route would not impact the subject property as it would be accommodated within the public right-of-way. The proposed Eastonville Regional Trail follows Eastonville Road east to west. This proposed route would not impact the subject property either, as it is on the opposite side of the road and begins on the east side of 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 zoning and land uses, as it will be subordinate and buffered to the surrounding single-family residential uses, and compliment existing and proposed commercial uses. It is anticipated that that residential parcels to the west will eventually be redeveloped for higher density residential or commercial uses. Proposed landscaping and buffering will provide compatibility through separation until the future development occurs.

The Meridian Road corridor separates the site from fully developed residential use to the east. The site will be developed in accordance with El Paso County buffering requirements to be determined during the development process.

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 proposed commercial development and CS rezone is identified in the Master Plan as a supporting land use for the suburban residential 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 and enhanced landscaping and buffering to adjacent residential.

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 access to adequate utilities.