

April 12, 2023

El Paso County
Planning and Community Development Department
2800 International Circle, Suite 110
Colorado Springs, Colorado 80910

SITE DEVELOPMENT PLAN APPLICATION - LETTER OF INTENT

Athio Properties, LLC. (“Applicant”) is the owner of real property located at 415 N. Franceville Coal Mine Road, in the unincorporated County of El Paso (the “County”), State of Colorado, with a Tax Parcel No. 4400000565 (the “Property”). Applicant is requesting approval of the Site Development Plan for the intended land use on the Property. The purpose of this letter is to accompany Applicant’s Site Development Plan Application, wherein Applicant is proposing to operate outdoor RV, BOAT and VEHICLE STORAGE.

1. Current Property Owner

Athio Properties, LLC
11745 Howells Road
Colorado Springs, CO 80908
Mike@FlyingHorseRealty.com

2. Applicant

Owner: Athio Properties, LLC.
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Applicant/Consultant: Terra Nova Engineering, Inc.
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3. Property Address

415 N. Franceville Coal Mine Rd
Colorado Springs, CO 80929

4. Tax Parcel No. - 4400000565

5. Current and Proposed Zoning and Land Use.

The Property is currently zone RR-5 with a land use as Agriculture Grazing Land. In a separate application (Reference, EDARP EA Number - EA2240) Applicant is requesting a rezoning of the Property from the RR-5 District to the Commercial Services District (the “CS District”) to allow its proposed use of outdoor boat, trailer and RV storage. Table 5-1 of the Code allows Automobile/Recreational Vehicle and Boat Storage Yard as an allowed use in the CS District.

The Code defines a Vehicle and Boat Storage as, “A lot, parcel, or structure used for temporary storage of operable automobiles, trucks under 5 tons rated capacity, campers, recreational vehicles,

trailers, or boats, not owned by the property owner, where typically the storage occurs when they are not in use and for a fee. The term shall not include scrap metal processing yards, vehicle dismantling yards, or salvage yards.” Code, § 1.15. The Project meets this definition. The Project’s primary purpose is to provide outdoor storage for boats, trailers and RVs, spaces which are individually leased.

The Property is approximately 38.5 acres of which approximately 20-acres of which will be utilized for the storage area. The current plan for physical development of the site is to create gravel/asphalt millings parking areas for the RV, Boat and vehicle storage.

The Project Land Use is very compatible with the established character of the surrounding area. There are two motor cross/off-road race tracks to the north, as well as auto-salvage yards to the north and west and an outdoor gun-range to the southwest. Further west from the auto-salvage yards are two parcels already updated to CS zoning, one undeveloped and one for vehicle and RV storage as well. The Property is bordered to the east and south by cattle ranch pasture zoned RR-5 and further south down Franceville Coal Mine Road existing parking yards for gravel dump trucks.

The Project’s RV, boat and vehicle storage use is uniquely compatible to the surrounding area uses and provides a high-demand service to County residents. Fewer and fewer neighborhoods allow storage of these vehicles resulting in a rapidly growing need for more and more outdoor vehicle storage. Additionally, the El Paso County Board of County Commissioners recently approved County Ordinance 22-002, an updated Model Traffic Code, which took effect in March and now prohibits the parking of specialized vehicles on public property or the same area of the public right-of-way for more than 72 hours in a week, punishable by fine and/or towing and impoundment. “Specialized Vehicles” are defined in the County’s Model Traffic Code and includes all the types of vehicles and trailers this project efforts to provide parking and storage service for. This project meets the ever-increasing need (by population growth demand and now also County law) in an area of the County already compatible to the use.

6. Proposed Request and Compliance with Applicable Requirements of the Code

As outlined herein and further detailed in the SDP, Applicant’s request to rezone the Property to the CS District is compliant with the applicable requirements and development standards of the Code.

- **Landscaping** - Applicant will adhere to all landscaping requirements set forth by LDC 6.2.2. Specifically, Applicant intends to provide a 25-foot buffer along the south and east boundaries between its CS and neighboring RR-05, a 25-foot buffer along Hwy 94 and a 15-foot buffer along Franceville Coal Mine Road, as required by the Code.

Additionally, the interior will have a minimum of 5% landscaped and 1 tree per 500sf of the internal buffer area.

- **Parking** - In compliance with the Code requirements, the Project will have 3 parking spaces per LDC Table 6-2, Vehicle Storage. The parking areas proposed by the Project will provide circulation between drive aisles without the need to enter adjacent roads or other lots or parcels.

- **Truck Loading** - The LDC does not require a truck loading area, however, aisles within the storage area will be a minimum 30’ and provide minimum turn radius for emergency vehicles and abundant truck turn around area.

- **Lighting** - Pursuant to Section 6.2.3.A.4. of the Code, Applicant will provide a Lighting Plan of the Project, which includes no greater than 10 foot candles anywhere on the property and a max height of lighting, 15 feet, except parking areas, 20 feet.

7. Compliance with Definition of Proposed Use and Applicable Code Use Specific Standards

As described in Section 5 above, the Project meets the Code's definition of Vehicle and Boat Storage. The Code § 5.2.9. Vehicle and Boat Storage Yard, directs users to utilize § 5.2.40. Outside Storage, for Use Specific Standards.

The Project's primary purpose is to provide outdoor storage for operable boats, trailers and vehicles and will do so in accordance with the Code § 5.2.40. Storage will meet all screening, vehicle placement and landscape requirements.

8. Provision of Utilities

The proposed use as planned, will have very little requirement for electricity, water or sewer. The Project proposes environmentally friendly solar powered lights and cameras, and water via the well for landscaping irrigation and RV Septic Dump Station rinse, but will provide no potable water.

Any future additions, expansion or subdivisions of the Property will be served by all applicable utilities. Natural gas is in the Colorado Springs Utilities service area, electric in the Mountain View Electric service area, and future water and sanitary sewer would be provided by the Cherokee Metro District.

The Property is within the Ellicott Fire Protection District for fire support.

9. Anticipated Traffic Generation and Access

A traffic impact study was completed for the Applicant's coincident Rezone Application. As a storage facility, the increase in daily vehicles is expected to be minimal. Access to the site will only be via Franceville Coal Mine Road, therefore a CDOT access permit to Hwy 94 is not required.

10. Justification for Requested Alternatives

There are no alternatives sought or requested at this time.

In alignment with the above facts and considerations, the Applicant respectfully requests your approval of this SDP.

Sincerely,

Michael W. Jacobson
Manager, Athio Properties, LLC