

Y|O|W ARCHITECTS

115 S Weber St., Ste 200 | COS | CO
(719) 475-8133 | www.yowarch.com

April 22, 2025

Allison Stocker (she/ her/ hers), AICP
Senior Planner / Streamside Reviewer
City Planning Department
Direct Line: (719) 385-5396
Office: (719) 385-5905
Email: allison.stocker@coloradosprings.gov

288 S. Academy Boulevard
Lot 1 Satellite Square Filing No. 10
Project Statement (TSN: 6415414112)
CUDP-25-0003

Project Description:

YOW Architects proposes to submit an application for a Conditional Use to allow for Self-Storage within the streamside overlay district. Self-Storage is a Conditional Use within the Streamside Overlay district. Table 7.3.2-B. This property is adjacent to the Spring Creek drainage channel on the western boundary and has a linear footage of 521 feet. The channel has a 50' width. We do not intend to make any changes to the pervious area of the site, we feel the historic drainage shall not be changed. The existing landscaping along the channel has many existing trees that shall be counted towards the streamside overlay criteria, all of the existing vegetation shall be protected during the construction phase of the project. We do not intend to change the pervious area within the inner and outer boundary. The site currently has two buildings and asphalt paving within the outer buffer area. With this application we are not requesting any site changes with the exception of adding some canopies and a fence around the property. The Self-Storage facility shall house all storage within the two existing buildings on site. The site was previously zoned (PBC) and was recently changed to (MX-M) Mixed Use Medium scale. The 3.34 Acre site is currently used by several retail businesses.

Parking:

The parking requirement for the Self-Storage facility is 1 space per 400 square feet of office. We intend to have 247 square feet of office space. This would give us a parking requirement of 1 space. We are providing 38 parking spaces total.

Consistency with the City's codes and plans:

This application shall be consistent with the overall Comprehensive Plan. This application is consistent with the surrounding area. This surrounding area is a largely retail zoned area. Through the use of cameras and fencing off the property there shall not be as much opportunity for homeless individual to access the property. With more presence on the property there shall be less opportunity for vagrancy. With the intent to have a successful business we anticipate helping with the safety of the public, as well as helping with the economic vitality of the South Academy corridor. This shall help the businesses towards the street at the edge of the property with higher visibility.

Adequate ingress and egress:

The existing curb cuts are adequate for the amount of traffic anticipated for this use. The two access points along Academy and two along Airport shall remain unchanged. We feel that Academy and Airport

288 S. Academy

Page 2 of 2

4/22/2025

have enough capacity and infrastructure to support this change of use. We are not proposing any changes adjacent to or within the right of way. This project shall have a lower average of traffic generation compared to using the property as retail.

Capacities:

This use request shall not create a burden on the capacities of the existing infrastructure. The proposed project shall decrease the impacts compared to retail. The use would not have a detrimental impact on streets, utilities, or schools in the area.

Impacts on the permitted uses:

As mentioned previously this use would not have a detrimental impact on the permitted uses in the surrounding area. This project shall add a fence around the property, we feel that this shall help keep foot traffic off of stream banks and reduce erosion possibilities. There is a bridge to the southwest of the property that the public would be able to access the stream if desired. The use may create higher vehicular drop-offs per day but would be a lower intensity on the site as a whole when the individual businesses are removed from the two buildings and changed to self-storage. The vehicular traffic may help other businesses as well with more customers circulating through the site. The impact on utilities is less than the previous use within the building

Conclusion:

This Conditional Use complies with the provisions of the UDC and all applicable City regulations. This application is consistent with the Colorado Springs Comprehensive Plan. This application is also consistent with the conditions that the original approval that we intend to amend.

This project is harmonious with adjacent land uses and will serve the community with an amenity for the surrounding area. This project is a good addition for the area along Academy, This property shall improve security around the retail property and along Spring Creek to the west. Vehicular circulation encourages safe travel around and within the site. Movement of handicapped persons is safe and convenient throughout the site with the use of sidewalks and ramps that run south to Airport. Pedestrian circulation is designed to create safe and pleasurable movement through the site.

Should you require any additional information or have any questions, please do not hesitate to contact me at 719-475-8133.

Respectfully yours,



Brad Nichols / Planner
YOW Architects PC