

HAMMERS CONSTRUCTION, INC.

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• SPECIALIZING IN DESIGN / BUILD •

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Neighborhood Comments

Watchdog Mini – CPC CU 18-00114

Site:

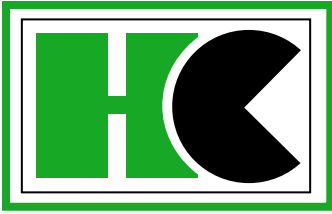
Lot 2, Safeway Market Place Fil No 2 Replat
1225 N. Circle Dr.
Colorado Springs, CO 80909
Lot Size: 6.12 acres
Zoned – C5/CU
Parcel number: 64102-13-035

Summary

Proposing the new construction of a (4) buildings totaling 70,400 sf building built on the property indicated above used for Mini-Warehouse. This facility will have a combination of interior and exterior accessed units. We will add necessary parking, drive aisles and landscaping per City of Colorado Springs requirements.

Justification

- A. This request would not be a detriment to the surrounding neighborhood. This is already a commercial zoned property. This use coincides with existing neighbors as this is a storage facility for them to have extra space for storage as well as RV/boat parking. This has been a vacant piece of land for a while and having this as a completed parcel will further enhance the neighborhood as it will be complete with landscaping.
- B. This use will promote public health, safety and general welfare. This is a secured site and due to the security measures the owners will promote safety. The site is planned for safe access into the facility and has a cohesive flow around the facility. We will be meeting all the zoning requirements and feel this is consistent with the zoning code. Furthermore, this site is not a main road which helps the traffic flow and safety of the public.
- C. This use is consistent with the comprehensive plan of the city. As mentioned already, the ministorage use is necessary for people with RV's and boats to store them as most neighborhoods do not have room for this type of storage (or isn't even allowed) in their neighborhoods. This actually keeps site contained in one area instead of having these items parked in streets and creating hazards for visibility as well as creating narrow streets. In addition, there are other commercial buildings adjacent to this property and therefore, this meets the comprehensive plan of the city.
- D. Neighborhood Responses:



Security/Fencing:

This facility will only be able to be accessed during business hours (7 am-10 pm). The owners will have someone on the property during this time. The facility will also have surveillance cameras located throughout the site. This will help to monitor any suspicious activity as well as keep out loiters. In addition, this will solve issues of crime as it is all going to be recorded. Furthermore, this entire site is completely fenced and only accessible during business hours.

Traffic:

The site is planned for safe access into the facility and has a cohesive flow around the facility. We are meeting all the zoning requirements and feel this is consistent with the zoning code. In addition, the traffic coming into this site will consist of RVs and Box Trucks for moving, any traffic accessing the site will not do so off side streets or through residential neighborhoods due their size, it will make more sense for these customers to take the main roads to the facility due to simple logistics and ease of use. Furthermore, this type of use doesn't generate a lot of traffic since most people will come to the site to drop off at their specific unit and then not come back for several months. Based on this, we feel that traffic will not be an issue as stated.

Building Height:

We are proposing 4 buildings. They are all one story. The highest building proposed is 16'-6". In addition, our site is located in a low spot. Due to this we feel this will not impede any views.

Pests:

We are developing this site fully. We feel with these improvements, we will be removing any breeding grounds that could be in place currently. The use also does not generate any food items to be located in the dumpsters. The storage units each have a locked rolling or overhead door and we don't fee that pests of any kind will be able to get in these units.

After reading these letters, we appreciate your concerns, but we feel our proposal will not be a detriment to the property. I feel we have addressed all the concerns in this letter and hope this puts their concerns at ease. We plan to be good neighbors and keep our property looking nice. In summary, we feel we have addressed these issues and feel this use will actually improve the conditions of the site. We look forward to being an addition to this neighborhood.