



PROJECT STATEMENT

March 25, 2022

RE: Broadmoor Towne Center – Site Development Plan-Minor Amendment-Conditional Use
2050 Southgate Road
Colorado Springs, CO 80906

Description: The property consist of an existing 140,283 SF +/- single story retail building on approximately 10.61 acre, Lot 1, Broadmoor Towne Center Filing No. 1 in Colorado Springs, El Paso County, Colorado. Current Zoning is Intermediate Business (C5), and shall remain in place. The applicant has separated the existing single user building into a multi-tenant building complex with the existing Magnum Shooting Center on the south and the Big R retail space on the north.

Justification: The existing 1957 Sears building has been in need of revitalization to assist in keeping it an attractive property for the current tenant prospect. That have been moving into the area due to the revitalization of the S. Nevada corridor.

Issues: The proposed SDP Minor Amendment with a Conditional Use with renovations to the existing building facade that creates a proposed entry storefront does not present any issues with the current city zoning and parking requirements.

Conditional Use Review Criteria:

- A. Surrounding Neighborhood: The approval of this 68, 890 SF interior temperature self-storage conditional use sandwiched between existing tenants will complete the revitalization of the existing 140,283 SF Sears building. The proposed interior temperature controlled self-storage facility would utilize the less desirable lease space located to the rear of the existing building that was occupied by the previous Sear's storage, warehouse, shipping and receiving areas.
- B. Intent of Zoning Code: The proposed mini self-storage is a considered a conditional use under the current zoning code. The mini self-storage use will lessen the traffic and parking impact over a typical retail user in this location.
- C. Comprehensive Plan: Stratton Meadows neighborhood is classified in the City's comprehensive plan as a Changing Neighborhood. This is evident by the influx on new development that has moved into the area due to the revitalization of the S. Nevada corridor. This storage facility will be the first facility west side of I-25 within the neighborhood that can provide temperature controlled environment.

Cordially,

RMG – Rocky Mountain Group

A handwritten signature in blue ink, appearing to read 'Keith E. Moore', is written over a blue horizontal line.

Keith E. Moore RA AIA
Senior Project Architectural Manager