



September 1, 2020

Gabby Serrano
Land Use Review Division
Planning & Community Development
30 S. Nevada Avenue, Suite 105
Colorado Springs, CO 80901

RE: *PODS Storage at Mark Dabling | Lot 1, Dabling Properties Filing No. 1 – Development Plan Project Statement, City File No. CPC CU 20-00110*

Dear Ms. Serrano,

Project Description

COS Dabling Distr, LLC (the “Developer”) wishes to develop a 4.05-acre parcel of land located approximately 2,000 feet northeast of the intersection of Mark Dabling Boulevard and S. Rockrimmon Boulevard. The property consists of the 4.05 northern acres of the parcel located at 5825 Mark Dabling Blvd, Colorado Springs CO, also known as Lot 2, a Resubdivision of a portion of Rockrimmon Cliffs Subdivision Filing No. 1, County of El Paso, State of Colorado. The existing parcel will be subdivided and the project Site will be located within Lot 1 of the Dabling Properties Filing No. 1 Subdivision (the “Site”). The proposed development will include an approximate 51,200 square foot miniwarehouse with limited office space, outdoor storage, paved parking and drive aisles and landscape areas (the “Project”). The Site is currently zoned PIP1 CU SS HS which allows for warehousing as a permitted use per section 7.3.203 of the Colorado Spring Municipal Code.

The Property is bordered by an existing mixed-use building to the south (Lot 2, a Resubdivision of a Portion of Rockrimmon Cliffs Subdivision Filing No. 1), Monument Creek to the east, an unnamed stream (Tract A, Corporate Centre Filing No. 3) and a self-storage development to the north (Lot 3, Corporate Center Filing No. 3) and Mark Dabling to the west. The Property is currently partially developed as a parking lot. As part of this Project, there are minimal alterations to the existing development with the exception of the demolition of approximately 36,500 SF on the north end of the existing parking lot.

Project Justification – Development Plan Review Criteria

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

Response: The proposed project complies with the approved zoning and is consistent with other building uses within the area (industrial, storage and mixed-used). The impact to the streamside and hillside overlays will be minimal due to the location of the building and surrounding parking areas.

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

Response: The proposed use is consistent with other buildings within the area. Miniwarehouse is an allowable use per the City code. As discussed with the supplied traffic impact study, traffic generated by the project will consist primarily of semi-trucks which will make deliveries to and from the Site and traffic will not overburden the capacity of existing streets. Colorado Springs Utilities has provided will-serve letters noting that the existing utility facilities are adequate to serve the project. Due to the nature of this project being an industrial project, we do not anticipate that it will have an impact to parks, schools or other public facilities.

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

Response: The building is located such that it is generally centered within the Site (east to west) and generally respects the required setbacks per City code. A non-variance has been requested for the south side yard setback. At this south side, the building will only be located near a large existing parking lot and will not negatively impact the adjacent property.

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?

Response: Walls, berms, fences and other measures with the purpose of screening the Site are proposed with the project. Additionally, there are several areas of well-established landscaping on three (3) sides of the property that will aid in screening the proposed building and outdoor storage uses. Furthermore, a 25-ft tall screen / architectural feature has been proposed on the northwest side of the building to screen outdoor storage areas. An alternative compliance request will be submitted with this project submittal to allow required screening of outdoor storage areas to be screened with landscaping. Adverse noise impacts are not anticipated with the project as the primary use is miniwarehouse facility and the facility noise should only consist of delivery vehicles, passenger vehicles and forklifts used to load and unload delivery vehicles.

5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?

Response: Vehicular access to the Site is limited to two proposed points of entry. One will provide the primary access for trucks entering the Site while the other will consist of a right-in/right-out to minimize traffic impact nearby and the need for roadway improvements. Circulation through the Site will limit conflicts between delivery vehicles and passenger vehicles and the project has been designed to promote free traffic flow.

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

Response: The project will provide a single looped truck access around the building for deliveries. Employee and visitor parking stalls will be located at the front of the building to provide easy and convenient access to the office and facility entries.

7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?

Response: The internal private drives connect only to Mark Dabbling Blvd. There is no opportunity for through traffic movement.

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?

Response: A parking area at the front of the facility has been provided to adequately serve the needs of the proposed use.

9. Will safe and convenient provisions for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?

Response: An ADA parking space has been provided on-Site per Code. Accessible sidewalks and routes have been provided from this parking space to the building entrance as well as the public ROW.

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?

Response: Where possible, the proposed asphalt limits have been restricted to only the areas required for Site circulation, parking and storage areas.

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?

Response: Pedestrian walkways are limited to the area between the parking and the building and primarily lead pedestrians from the parking area to the building entrances. Pedestrian walkways are not being designed in combination with other easements.

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

Response: The proposed building and external paved areas have been designed to allow the majority of the existing healthy vegetation, steep slopes and rock outcroppings to remain in place at this Site. In addition, the hillside and streamside overlay portions of the Site are minimally impacted due to the location of the building and corresponding parking areas.

Pre-Application Comments

City Comment: Drainage Report require. Contact TJ Gajda with any questions.

Response: A Final Drainage Report has been provided as part of the DP Submittal. Kimley-Horn has discussed the drainage report requirements with TJ.

City Comment: Parking: required off street parking 1 space per 1,000 square feet.

Response: After discussions with city staff, the parking requirement shared with the Pre-App meeting is for another type of warehouse use and the miniwarehouse parking ratio is different.

City Comment: Landscaping setbacks will be determined by the City's landscape architect Dan Gould, 719-385-5375.

Response: Noted. The proposed building and external paved areas have been designed to allow the majority of the existing healthy vegetation to remain in place.

City Comment: PIP-1 building setbacks: 50' front, 30' side, 50' rear.

Response: Proposed development will meet the front, rear and one of the side setbacks. A non-use variance request has been submitted with the development application as the proposed building is 20-ft away from the southern property line. The building has been located as proposed to eliminate adverse impacts on the stream-side overlay areas and to keep the building outside of the 100-year floodplain zone.

City Comment: Max building height 45'.

Response: The proposed building will be 41'-8" tall which is less than the maximum building height.

City Comment: ADA Compliance required.

Response: As noted above, the proposed design will be ADA compliant.

City Comment: Staff recommends architectural enhancements to the building.

Response: Noted. Please note that due to well-established landscaping on three (3) sides of the building, a large portion of the building will be screened.

City Comment: Photometric plan: full cut off lights required and (use of shielding recommended).

Response: A photometric plan has been included as part of this submittal and full cut off lights will be implemented at the Site to reduce and/or eliminate light from extending past the property lines.

City Comment: Sign application and review note part of the development plan. Please contact Kurt Schmitt 719-385-5072.

Response: Noted.

City Comment: Contact Planner prior to submittal for Dropbox setup for electronic file upload. Staff will then coordinate hard copy submittal/fee intake.

Response: Submittal fee and intake has been coordinated with the project planner.

City Comment: Hillside, application to inquire with Engineering if a waiver be approved (Geo Hazard Report require if waiver not granted).

Response: A preliminary geological hazard report has been included with this project submittal.

City Comment: A portion of the property is along the streamside buffer overlay. Cannot build along the inner buffer of the streamside overlay.

Response: A stream-side overlay plan has been included with this project submittal. The building and development has been designed to have a minimal impact on the overlay areas.

Please contact Kimley-Horn and Associates if you have any questions or need additional information in regards to this application.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Mitchell Hess, P.E.
Project Manager