

PROJECT STATEMENT

The proposed project involves a 2.38 acre previously platted site known as Lot 1 of Block 1 of the Harwal Galley Road Subdivision, Colorado Springs, Colorado. The area is being developed as a storage facility utilizing metal storage containers set on a proposed gravel base.

The existing site is currently undeveloped and is covered with rangeland grasses. The site is currently used as a storage facility. The proposed storage site will be designed to permit a two-way access through the site. The project proposes recycled asphalt paving for the driveways with new asphalt areas at the entrances and under the parking spaces adjacent to the office. Landscaping and irrigation will also be added to the exterior of the site. Access will only be provided off of Potter Drive with two points of access provided, although the south access drive will be only for Fire access with a Knox Box lock provided at both entrances.

The proposed structures will occupy approximately 40% of the site with 68 40'x8' storage units, 111 20'x8' storage units and a 20'x8' office trailer. Public improvements for this project will include the construction of a new public fire hydrant along Potter Drive. A private Full Spectrum Detention/Sand Filter Basin will also be constructed to control drainage runoff from the site and provide water quality from the site.

Outside vehicle storage will be provided only for equipment used on-site by the owner as well as vehicle parking for the owners and workers vehicles. The Outdoor Storage and Parking area is restricted to trailers and vehicles less than 15,000 GVWR. No public vehicle storage is proposed within the site and all on-site private vehicle and equipment storage will be screened by the proposed metal storage containers which are located on all four sides of the site. Bollards and curb stops will be placed in the area to delineate the parking area.

A variance has been requested from Sec 7.4.206(K) Off Street Parking Standards – General Provisions, Restrictions, and Prohibitions - Paving to allow the use of recycled asphalt as a semipermeable pavement within the drive areas in lieu of standard asphalt pavement. Standard asphalt pavement would still be used at the entrance and under the proposed parking spaces adjacent to the office. The use of recycled asphalt will promote stormwater infiltration while eliminating dust from the site. It will be designed to meet the requirements of the Fire Department of a HS-20 Loading. The non-asphalt paving alternative was discussed and approved at the LDTC meeting held for the project. The trailers will still be set directly on a gravel surface.