



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 Dabbling | Lot 1, Dabbling Properties Filing No. 1 – Nonuse Variance Request – City File No. CPC NV 20-00111*

Dear Ms. Serrano,

PROJECT DESCRIPTION

COS Dabbling 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 Dabbling Boulevard and S. Rockrimmon Boulevard. The property consists of the 4.05 northern acres of the parcel located at 5825 Mark Dabbling 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 Dabbling Properties Filing No. 1 Subdivision (the “Site”). The proposed development will include an approximate 51,200 square foot storage warehouse 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 Dabbling 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.

CRITERIA

Section 7.5.802 of the Colorado Springs Code, allows nonuse variances to be authorized. The criteria that must be met for nonuse variances to be granted consists of the following:

- 1.) The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district; and
- 2.) That the extraordinary or exceptional physical condition of the property will not allow a reasonable use of the property in its current zone in the absence of relief; and
- 3.) That the granting of the variance will not have an adverse impact upon surrounding properties.

PROPOSED NONUSE VARIANCE

The proposed development includes one nonuse variance request. The proposed building, as shown on the DP Site Plan will encroach 10-ft within the 30-ft side yard building setback on the south side of the property. This encroachment is necessary to allow the building to be located outside of the 100-yr Floodplain area caused by Monument Creek. In addition, locating the building in this area allows the

development to remain outside of the stream-side overlay areas located on the Site property. Finally, constructing the building in this location will allow the minimum site circulation needed for access to the south side of the building while reducing the amount of existing vegetation that will be impacted by this development.

The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district

The project Site, is bordered by two separate waterways, an un-named creek to the north and Monument Creek to the east. Because of these two waterways, streamside overlay areas are on both the northern and eastern sides of the property. Additionally, the 100-yr floodplain exists on the property and a portion of the property is within the regulatory floodway. Finally, steep slopes exist on the northern and eastern portions of the property which severely limit the available locations of the proposed warehouse building.

The extraordinary or exceptional physical condition of the property will not allow a reasonable use of the property in its current zone in the absence of relief

In order to allow development of the project, the proposed building needs to be located as far south as possible. The proposed building will be setback 20-ft from the property line to allow a drive aisle to be constructed between the property line and the building. This drive aisle will allow safe circulation of delivery trucks through the site. Relocating the proposed building further north than shown on the DP Site Plan would require extensive regrading efforts and retaining walls. The majority of the existing slopes at the north side of the Site are steep. Any regrading efforts in the north portion of the Site would increase the already steep slopes and may disturb the un-name creek north of the Site.

The granting of the variance will not have an adverse impact upon surrounding properties.

A large portion of the existing vegetation on the north, east and west sides of the site includes well-established trees and shrubs which provide screening of the proposed building and uses. Placement of the building as shown on the DP Site Plan will allow the majority of existing landscaping to remain in place while allowing the circulation needs of the proposed warehouse to be met. Furthermore, the area to the south of the building, where the side yard building setback is not being met is a large parking lot area which will not be adversely affected by the building's 10-ft encroachment into the 30-ft building setback.

It is for the above reasons that we respectfully request that a nonuse variance be approved for the encroachment into the south 30-ft side yard building setback for the proposed POD Storage at Mark Dabling development. 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