

Fountain Self Storage
Project Statement

The proposed Fountain Self Storage project is a 4.77-acre site located adjacent to and south of Fountain Blvd and North Alvarado Drive in Colorado Springs. The site is also located directly north of the Leon White Athletic Complex. Existing zoning for the site is divided into two parcels with different zoning. The southern portion of the site containing 2.66 acres is zoned PBC. The northern 2.77 acres of the site, adjacent to Fountain Blvd is zoned OC. Access to the site will be from the frontage road on Fountain Blvd. and a driveway from Alvarado Dr.

The proposed development will be a self-storage facility consisting of one multi-story structure (3 floors) with interior vehicular access and seven single story drive-up buildings. Drive lanes within the development will be paved and the remaining open space will be completely landscaped. Access to the site will be controlled by means of security gates at each entrance.

It was determined at the Pre-Application meeting that the proposed use, a self-storage facility, would require conditional use in the OC zone but it would be a permitted use in the PBC zone. It was also felt that the site should be consolidated into one zoning classification. Therefore, the developer proposes to rezone that portion of the site which is OC zoning to PBC zoning.

Other items discussed at the Pre-Application meeting included the following:

- Detention and Water quality for storm drainage will be required for the development of this site. A drainage study has been prepared which outlines the requirements for these improvements.
- The proposed development will trigger the commercial landscape ordinance and infrastructure improvements. Landscaping and proposed infrastructure improvement are shown on the Development Plan.
- A geotechnical report is included in the submittal documents.

It is the intent of the developer to create a facility that is compatible with the surrounding developments and the master plan for the surrounding area.