



June 11, 2025

PROJECT STATEMENT
Liberty Self Storage
Conditional Use

PROJECT DESCRIPTION

The Liberty Self Storage project is located within the Southwest 1/4 of Section 8, Township 13 South, Range 66 West of the 6th Principal Meridian in the City of Colorado Springs, Colorado. The site consists of Lot 1, Liberty Subdivision which has an area of 3.41 acres (Parcel 63083-04-001) together with one unplatted parcel having an area of 0.597± acres (63083-00-004), making the up total area of 4.008± acres. The address of the site is 6650 Vincent Drive, and also has the address of 6646 Vincent Drive assigned. The site is zoned BP SS (Business Park with Streamside Overlay). The site is planned to be replatted into a single lot under a separate development application. A **Vicinity Map** is included for reference.

The site is located on the west side of Vincent Drive Frontage Road, approximately 450 feet north of Dublin Blvd and Vincent Drive Frontage Road intersection. Vincent Drive Frontage Road is a public right-of-way with existing asphalt pavement, concrete curb, gutter, and sidewalk located to the west of Vincent Drive, north of Dublin Boulevard. A Single-Family residence in the BP zone is adjacent on the southeast side of the site in an unplatted parcel. The southwest side of the site is adjacent to commercial kennel and animal training facilities which are also zoned BP SS and BP. Cottonwood Creek is located north and west of the site, approximately 75 feet to 150 feet away and approximately 35 feet below the elevation of the site. The Cottonwood Creek Streamside Overlay is located at the bottom of the slope which is located along the northwest side of the site. An approximate 1,800 sf portion of the northwest corner of the property is located within the Streamside Overlay. The Cottonwood Creek Trail system also runs along the southeast side of the creek (northwest of the site) at the bottom of the slope. The existing platted lot is currently developed with two office warehouse buildings (12,240 sf and 4,029 sf), supporting drives, parking, landscaping and utilities.

The owner plans to maintain the existing Office / Warehouse use on the property while adding individual self storage units (Conex containers) to the site. All the of the proposed storage units are located outside of the Streamside Overlay outer buffer. The proposed storage units are to be located in the flatter portions of the site and not on the perceivable stream bank, vegetated or sloped areas. However, a small number of the new Conex storage units (less than 20%) are planned to be either fully or partial located within 150 feet of the Streamside outer buffer in an area comprising less than 5% of the total site area.

This Conditional Use application is being submitted due to the proposed inclusion of the storage use within 150 feet of the Streamside Outer Buffer. *“Conditional Uses: Due to the potential for negative impacts to the streamside overlay area, the following uses shall be processed as conditional uses as described in article 5, part 7 of this chapter on any streamside overlay zoned properties. Site features such as existing or future trail systems shall be considered when evaluating a conditional use request. Approval of the following uses may require additional BMPs and/or additional mitigation as part of the conditional use and streamside development plan review and approval.”* This Conditional Use application

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is being submitted with a Land Use Statement that describes the land use proposal and will be included on a future Development Plan application.

JUSTIFICATION

Mini warehouses are an allowed use in the PIP-2 zone district. The Streamside Overlay being located on a small portion of the site, together with the desire to locate some of the proposed self-storage units within 150 feet of the Streamside Overlay Outer Buffer, that imposes the requirements for the approval of the Conditional Use.

The proposed Conditional Use is consistent with the intent and purpose of the City's Zoning Code to ensure no negative impact on the drainage way. No development or disturbance will occur at the streamside or within the limits of the streamside overlay buffer. The proposed storage units will be placed on an existing flatter area containing no streamside slopes or vegetation. The proposed storage units will be placed approximately 200 feet from the south bank of the stream and will be separated from the stream by the existing concrete paved trail, which is approximately 150 away from the proposed storage unit location. The project will provide additional protections to the drainageway due to the proposed collection and treatment stormwater that is not being treated currently due to the date of the prior improvements. The allowance of this Conditional Use will in no way detract from the public health, safety and general welfare of the surrounding properties. The proposed Conditional Use, implemented as discussed above, is consistent with the intent of the City's Zoning Code and Comprehensive Plan.

The application complies with the use-specific standards for Self-Storage contained in Part 7.3.303.D.5 (Use-Specific Standards). The proposed use will be consistent with all the UDC requirements for the zone and use. These aspects of the project will be fully covered in the future Development Plan application. There are no characteristic of the site that would present restraints or hindrances to compliance with these requirements.

Screening within the 150 ft. offset from the Streamside Outer Buffer area along the north side of the site is to be accomplished with new evergreen trees at the top of slope parallel to the existing creek alignment. The creek and trail are located approximately 30 feet to 40 feet below the elevation grade of the site and the slope between the site and the trail is heavily vegetated with tall mature trees. The north edge of the site is not visible due to grade and vegetation. Additionally, the outside surface of the aligned Conex storage units appear as steel panel opaque fencing and will be painted a tan, brown, or other neutral color to compliment the existing buildings on the site. 6' high opaque fencing will be provided where there are gaps in the Conex unit arrangement.

The proposed use and site configuration will compatible in size, scale, height, density with the UDC and development in the surrounding area. No proposed site development will present no impacts to multi-modal traffic. The proposed use will be compatible with existing and planned uses in the surrounding area, and any potential adverse impacts will be mitigated to the extent feasible.

The City's existing infrastructure and public improvements, including adjacent Vincent Frontage Road, adjacent sidewalk, Cottonwood Creek, Cottonwood Creek Trail, and associated utilities have adequate capacity to serve the proposed development and any burdens or affects on those systems are minimal and have been mitigated to the maximum extent feasible.