



Quick Facts

Applicant

M.V.E., Inc.

Property Owner

6646 Vincent LLC

Address / Location

6650 Vincent Drive

TSN(s)

6308304001; 6308300004

Zoning and Overlays

Current: BP/SS-O (Business Park with Streamside Overlay)

Site Area

Four acres

Proposed Land Use

Self-Storage Facility

Applicable Code

UDC

Council District

#1

Project Summary

A Conditional Use to allow a self-storage use in the BP/SS-O (Business Park with Streamside Overlay) zone district consisting of four acres located at 6650 Vincent Drive. (Quasi-Judicial)

File Number

CUDP-25-0011

Application Type

Conditional Use with
Land Use Statement

Decision Type

Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Wither's Addition #1; Ordinance 80-56	April 22, 1980
Subdivision	Liberty Subdivision (Northern Parcel; Tax ID 6308304001)	June 9, 1990
Master Plan	N/A	
Prior Enforcement Action	ENF23-06496	July 19, 2023

Site History

The subject property consists of two parcels generally located northwest of the intersection of Dublin Boulevard and Vincent Drive and consists of approximately four (4) acres. The northern parcel (Tax ID 6308304001; 6650 Vincent Drive) containing two structures totaling 180,000 square feet of warehouse and office space and was developed in the early 1990's per the approved Development Plan (refer to Attachment 1 - DP 80-280-A3(94)). Under the same ownership, an unplatted property that is approximately half an acre (Tax ID 6308300004; 6646 Vincent Drive) was previously vacant land with no defined use.

In 2023, on the unplatted parcel, the southern parcel, the landowners placed conex units onsite for the purpose of self-storage. No communication was held with the Planning Department prior to the placement of the conex units onsite, resulting in a code enforcement violation. This violation (ENF23-06496) indicated non-compliance with the Subdivision Code and UDC Section 7.5.515 regarding development plans. In an effort to establish compliance with the Unified Development Code (UDC), the owner submitted a development plan and final plat to the Planning Department for review on May 7, 2024, to plat and create a development plan solely for the southern parcel. The enforcement case will remain open until the plat and development plan are approved for the southern parcel.

Following the initial review of these administrative applications, Staff suggested that if the owner were to extend the self-storage use into the northern parcel, it would be necessary to apply for a conditional use application due to the property being within the Streamside Overlay (SS-O). A development plan modification would also be necessary, and reviewed administratively, to show the expansion of the self-storage facility. Rather than completing additional applications, the owner elected to expand the scope of the current work to include the conditional use and expand the boundaries of the development plan into the northern parcel.

The subject application consists of the conditional use to consider whether self-storage should be permitted on a property within the Streamside Overlay. This conditional use application is required for the northern parcel only. Separately, the applicant will submit a revised development plan (DEPN-24-0081) that will include both the southern parcel and northern parcel showing the self-storage use and a subdivision plat (SUBD-24-0058) which shall plat and combine the two parcels. These applications shall be reviewed administratively.

Applicable Code

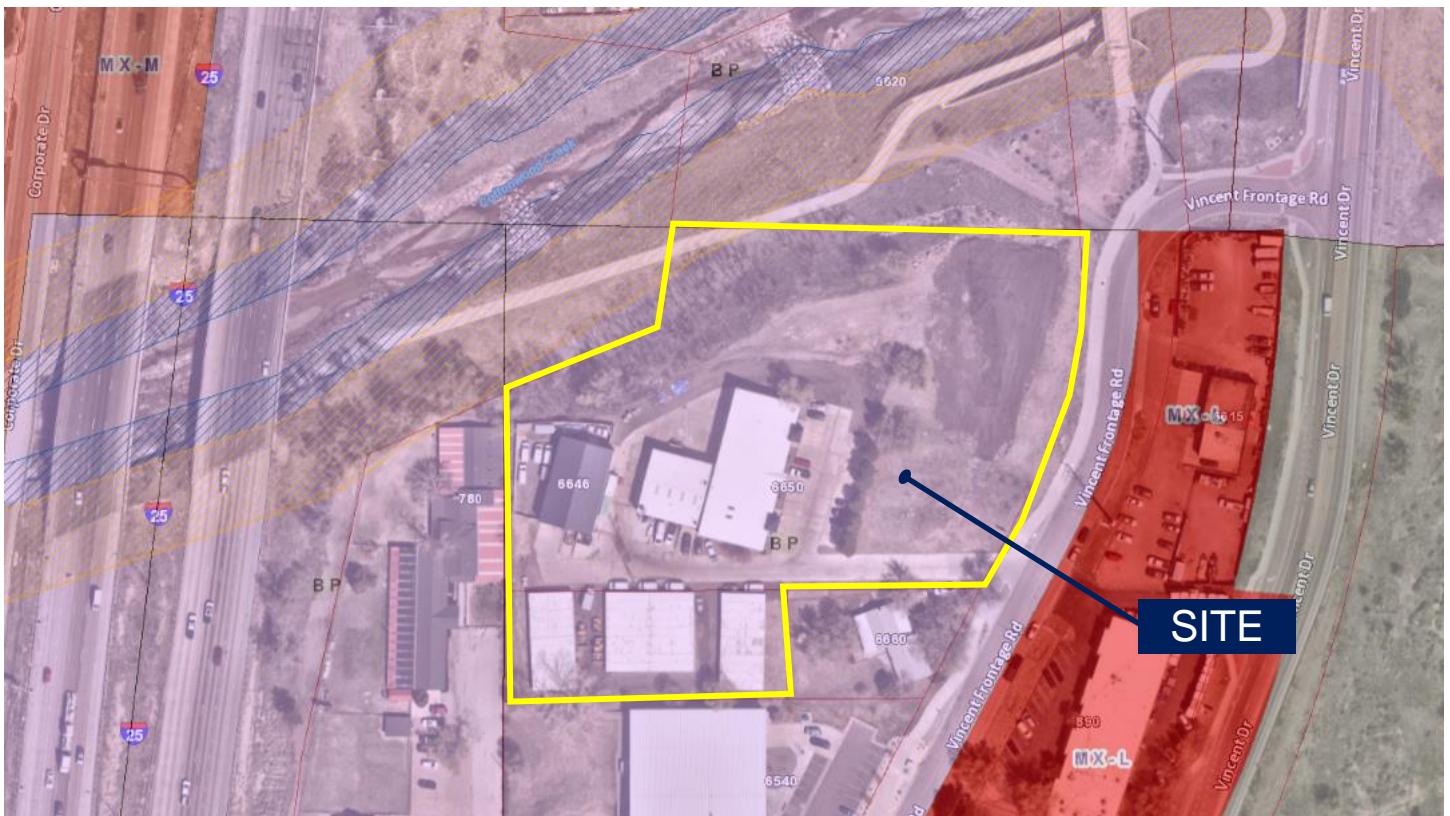
The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	BP SS-O (Business Park with Streamside Overlay)	Self-Storage (north of creek)	Cottonwood Creek
West	BP/SS-O/HP-O (Business Park with Streamside and Hillside Overlays)	Self-Storage	N/A
South	BP (Business Park)	Single-Family Residential / Animal Services	N/A
East	MX-L (Mixed-Use Large Scale)	Misc. Commercial	N/A

Zoning Map



Streamside Overlay Inner Buffer – Blue Shading; Streamside Overlay Outer Buffer – Orange Shading

Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Administrative Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	67 postcards
Number of Comments Received	0 comments

Public Engagement

No comments have been received at time of writing this staff report.

Timeline of Review

Initial Submittal Date	4/15/2025
Number of Review Cycles	2 Reviews
Item(s) Ready for Agenda	7/21/2025

Agency Review

Traffic Engineering

Traffic Engineering reviewed this application and had no comments.

SWENT

SWENT reviewed this application and had no comments.

Colorado Springs Utilities

Colorado Springs Utilities reviewed this application and had no comments.

City Engineering

City Engineering reviewed this application and had no comments.

Colorado Springs Fire Department

Colorado Springs Fire Department reviewed this application and had no comments.

Colorado Springs Police Department

Colorado Springs Police Department reviewed this application and had no comments.

Streamside Overlay Review

Recommendations were provided to the applicant to further align the project with the goals of the Streamside Overlay. These recommendations included taking steps to reduce the visual impact of the proposed conex units on the adjacent Cottonwood Creek trail in order to preserve the natural aesthetic in the area.

Summary of Application

The applicant chose to submit a conditional use application with land use statement (refer to Attachment 2 – Land Use Statement), which is permitted through UDC Section 7.5.601.B.3: *“If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following: a. Proposed land uses, housing densities (as applicable), and development intensity; b. Compatibility with adjacent development patterns; and c. Impact to adjacent developments including but not limited to light, noise, and traffic.”* The applicant has submitted a development plan which is still under administrative review and is not a part of this conditional use.

As discussed in the applicant’s Project Statement (refer to Attachment 3 – Project Statement), approval of this conditional use would allow the placement of conex units within the northern portion of the subject property which is partially within the Streamside Overlay. The Streamside Overlay onsite consists of approximately 1,800 square feet of outer buffer and portions contained within the 150-foot buffer measures approximately 1.60 acres. The adjacent Cottonwood Creek is downhill from the project site, and the Cottonwood Creek trail which runs along the south side of Cottonwood Creek is approximately forty feet lower than the portions of the property that will house future conex units. The northernmost section of the property that slopes downhill to the stream front contains a large quantity of mature trees, further providing a physical and visual buffer. The applicant has no intention of placing any conex units within the outer buffer, and only a limited number of these units will be either fully or partially within the 150-foot buffer. The 150-foot buffer is a Unified Development Code addition to Section 7.2.603, which is intended to provide additional awareness for properties near Streamside, but are not necessarily encumbered by Streamside Overlay inner and outer buffers. The proposed conex unit arrangement limits further disturbance to the streamside and keeps this use positioned away from the adjacent Cottonwood Creek trail to a reasonable degree. The exact arrangement of these units within the Streamside Overlay will be further reviewed through the Development Plan.

Application Review Criteria

This conditional use application is required to meet the application review criteria as defined in Section 7.5.601.C.2. This application meets the review criteria as described below:

1. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards).

Below are the Use-Specific Standards for the self-storage use, as noted in Section 7.3.303.D.5:

- a. All storage shall be kept within an enclosed building, except recreation or other oversized vehicles which shall be stored only in exterior areas screened from view from any street frontage.
- b. Only storage of goods and materials are allowed in self-storage rental spaces. The use of storage spaces to conduct or operate a business is prohibited.
- c. The storage of hazardous materials is prohibited.
- d. Loading docks may not be located on a side of the facility adjacent to a residential zone district.
- e. A permanent screen shall be required along all property boundaries and shall conform to landscaping and screening requirements in Part 7.4.9 (Landscaping and Green Space).
- f. If the facility is within an OR or MX-N zone district, all storage shall be contained within a fully enclosed structure that:
 - i. If the facility is within an OR or MX-N zone district, all storage shall be contained within a fully enclosed structure that: Is at least a two (2) story structure with storage units on upper floors with access doors to storage units accessed from interior hallways; and

- ii. *Does not have any garage doors or access doors to any storage unit facing any public street, park, or green space, unless the doors are screened from all visible public streets, parks, and green spaces.*
- g. *The use of shipping containers for permanent structures is subject to Development Plan review and architectural review pursuant Part 7.4.11 (Building Design and Site Features).*
- h. *Exterior façade treatment shall be consistent within the developed area including materials and colors.*

Compliance with the Use-Specific standards shall be fully reviewed at time of Development Plan and standard notes shall be applied to the Plan stating that the self-storage use will be required to follow the above standards in perpetuity. However, it is anticipated that the applicant will be able to comply with all listed standards. There shall be no outdoor storage or storage of vehicles with this use, the applicant is aware that permanent screening shall be required around the conex units, and the conex units shall comply with UDC Section 7.4.1101 which requires shipping containers to meet building design requirements.

2. *The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and*

The proposed addition of self-storage to the property is consistent with established land development patterns and uses within this area. The properties surrounding the project site are primarily used for other commercial and industrial uses, including other warehouse and self-storage uses. The applicant's intent to set these units back from the property line and major roadways will help buffer any visual impacts, thus lessening the impacts on the Creek's aesthetic and recreation qualities. The storage units will be screened from view per the Landscaping Section of the UDC (Section 7.4.901) and will not be permitted to be stacked on top of each other per UDC Section 7.3.303. As such, the visual impact and scale will be appropriate in this location.

Additionally, self-storage uses are a low traffic generating use which lends well to this location. Alternative uses on this vacant space would require a significantly higher number of parking spaces compared to self-storage and would likely generate more traffic on the small frontage road. As such, the infill self-storage use proposed would be complimentary to the other immediately adjacent uses.

With respect to compatibility with Streamside Overlay, the intended site configuration conveyed in the applicant's project statement (refer to Attachment 3 – Project Statement) will limit the impact on the overlay to the furthest extent possible. No impervious surface area is planned for either the inner or outer buffers, and only a small portion of the 150-foot buffer will be encroached. The orientation of conex units away from the Cottonwood Creek should limit runoff issues, impact on landscape and wildlife, and will help retain the aesthetic qualities of the existing Cottonwood Creek Trail since the conex units are intended to be placed further into the property and will be behind existing mature vegetation. As such, the proposed self-storage use is intended to comply with all Streamside Overlay criteria as set out in Section 7.2.603 and takes conscious efforts to limit the impact on the area.

3. *The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.*

The proposed use is anticipated to put limited strain on the existing infrastructure in the area. Self-storage uses produce a minimal increase in trips generated to and from the site and typically are not pedestrian oriented. The conex units are not anticipated to be hooked up to any City utilities, limiting the demand on local utilities and limiting the extent of infrastructure upgrades needed to the site. Although the associated development plan is awaiting

resubmittal based on the updated scope of work, there are no anticipated improvements or major issues identified with this project.

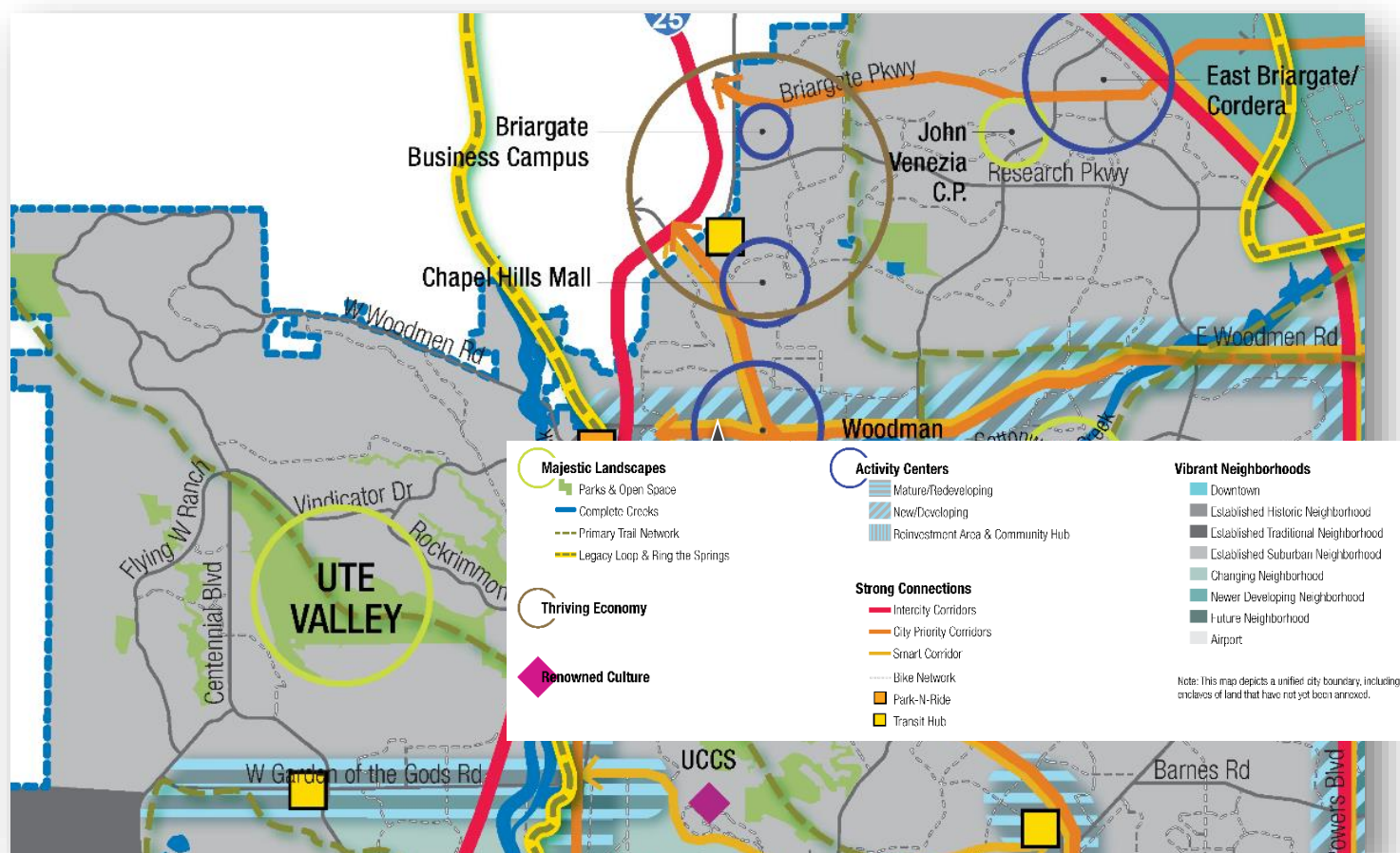
After evaluation of the Liberty Self-Storage Conditional Use, the application meets the review criteria.

Compliance with Relevant Guiding Plans and Overlays

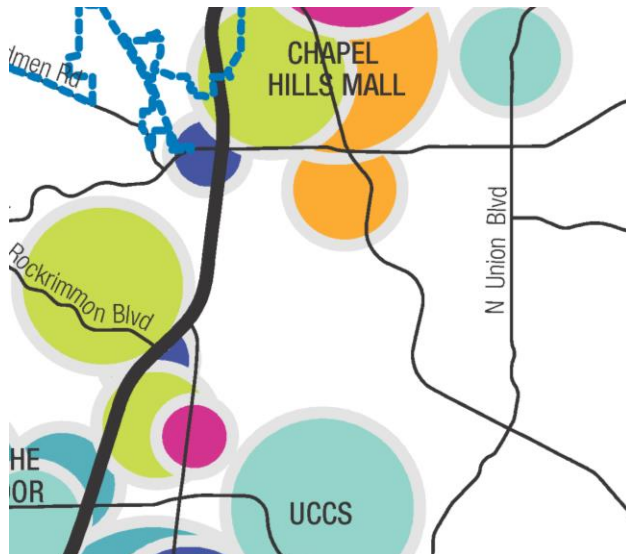
This site is not subject to any guiding plans. See discussion in the *Agency Review* section for more information on the project's compliance with the Streamside Overlay.

Compliance with PlanCOS

PlanCOS Vision



The subject property is within the ‘Established Suburban Neighborhoods typology’ on the PlanCOS Vision Map. This typology is used in areas that are within established land development patterns and are retaining their character in spite of other growth and change within the City.



Predominant Typology

- Cornerstone Institutions
- Life and Style
- Spinoffs and Startups
- Industry Icons
- The Experience Economy
- Critical Support
- City Boundary
- Interstate 25
- Major Roads

Thriving Economy

This conditional use supports the Thriving Economy strategies pertaining to buffering residential and natural environments to industrial uses:

Strategy TE-2.A-3: Provide improvements that make industrial districts cleaner, energy efficient, and safer integration with surrounding neighborhoods, including the implementation of cost-effective technologies and environmentally sensitive building and site design.

Strategy TE-2.A-4: Ensure screening or other mitigation around high impact industrial districts to reduce impacts on nearby residential areas.

Statement of Compliance

CUDP-25-0011

After evaluation of the Liberty Self-Storage Conditional Use, the application meets the review criteria.