



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400

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*Specializing in Design/Build*

## Project Statement

### Conditional Use

#### Owner Information

Galley Rd. LLC  
19655 Birdseye Vw.  
Peyton, CO 80831  
Project Name: Galley Rd.

#### Owner Representatives

Hammers Construction, Inc.  
Josh Rogers – Project Manager  
Lisa Peterson – Design (Applicant)  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
(719) 570-1599

#### Site:

Legal: LOT 3 BLK 1 RUSTIC HILLS SUB 6 FIL 3  
Address: 4725 Galley Rd.  
Colorado Springs, CO 80915  
Lot Size: 2.63 Acres  
Zoned – BP, SS, AO, APZ2  
Parcel Number: 64114-03-003

#### Proposal

Requesting approval of the following uses:

- Warehousing and Wholesaling
- Light Industry
- Outdoor Storage (Accessory)

These are approved uses within the Business Park Zone District (BP) but due to SS overlay, they are now considered a conditional use. Each unit will be condo plated and will serve an individual owner and their business, the specific use will depend on the owner's needs and type of business. All uses will comply with zone criteria. Any outdoor storage on the site is related to a specific warehouse or industry units located in the building. No individual/entity will be allowed to use these spaces for self-storage.

The building model is planned to be a shell building and we will permit individual tenant finishes for a person to lease or own (condo plat) after construction is completed. A smaller company can buy a unit and have an office/warehouse use or office/Light industry use. There is a high demand for smaller spaces that are needed for smaller sub-contractors and even chip manufacturers on a smaller scale. The outside storage is accessory to these units and can only be used if they have bought or are renting a unit within the 2 buidlings.



### Review Criteria

The specific uses we are requesting we feel are compliant within the BP zone per Table 7.3.2-A is a light industrial zone 7.2.4-2 and our request is not an over ask. Our building concept is to support small business operations, such as sub-contractors, personal storage areas, small office needs and light manufacturing which is a real need within the City of Colorado Springs. This proposal is compatible with the neighborhood as several office/warehouse and light manufacturing exists adjacent and across the stream. Some units also have outdoor storage which is an accessory use to the unit it is linked to per Table 7.3.2-A and is served w/ 6' opaque chain link fence, which we plan to mimic.

### Outside storage

The outside storage will be an accessory use to one of the building units located within the building. For example, a plumbing sub-contractor could buy a building unit and decide to lease the yard for his business to store irrigation piping, PVC piping, etc. The storage of chemicals, paints, aerosols and like items that could pose contamination risks will be forbidden within the outdoor storage area, this will be reiterated within the lease/purchaser's contact. The City code requires these yards to be screened with opaque fencing at a height of 7'-0" tall and no storage will be above the height of the fence area. In addition, 7'-0" is also the maximum height that the PPRBD allows a fence to be without a permit. So no permit is needed for the fence. The fence material will be chainlink fencing with the slats installed to meet the opaqueness per the code. Most of these yards are located on the west side of the property next to a similar adjacent use. We do have one located on the rear of southern building. This is due to security purposes to keep out vagabonds and not having a dark hiding place to loiter. This also allows for a safe environment for protecting employees access to the nearby parking spots. We feel we still meet the connectivity requirements of the streamside with the yard location as mentioned below for the amenities we are providing. Furthermore, there is vegetation we are providing for screening as well as complementing the trail.

Traffic will not be an issue as we mentioned this is for smaller users. In addition, our site development plan has been reviewed through the city, and no comments have been presented.

The size and height of the buildings are consistent within surrounding area.

We will be adding sidewalk along Galley Rd. and doing our best to connect to existing sidewalk at the intersection. We have also met w/ SWENT and no additional improvements are needed to the streamside channel at this time. We will also be gifting the streamline channel to the City for a more cohesive plan. There is a lot of existing vegetation that we intend to preserve in the streamside, and we are meeting all the requirements of the Streamside Manual.

### Streamside Overlay/Amenities

The storage areas are considered to be an Accessory Use and will be tied to a Building Unit on Site. This storage will serve as inventory or equipment storage if an Owner needs extra room or cannot store it within their Unit. All storage within this area will limit stacking to 6'-0" and will be screened with opaque fencing to ensure compatibility with Streamside Overlay requirements.



The largest yard to the back of the property placement has been taken into consideration and grading and drainage has been designed to shed water flow away from the stream into the Private detention pond. Furthermore, cleaning and maintenance will occur periodically to keep the area clean and orderly.

We are meeting requirements of the streamside overlay code. This site has a water quality pond required per SWENT regulations and allows the impervious areas up to 25% be located within the streamside outer buffer, we are proposing 22%. No impervious area or any disturbance is proposed in the inner buffer. In addition, all natural features are to protected and no channel stream bank improvements are proposed. Currently, there is a good amount of existing vegetation on the site and located in the streamside channel. The existing trees will be persevered and remain on site. Any distance per construction installation, we shall reseed areas as needed.

We are installing two benches along the stream as “viewing” areas toward the stream will be installed as well as access to the existing trail. This will provide the connectivity requirements of the streamside overlay code. We feel these improvements provide significant wildlife habitat, riparian vegetation, water quality protection, flood protection, open space, and multiuse trail opportunities that add to the character, attractiveness, and quality of life of the community.

#### Wildlife Hazard (Peterson AFB)

We understand the concern of the Peterson AFB having wildlife attractants within the mentioned airspace. It is not our intent to attract wildlife, but City code requirements, such as detention ponds, streamside channel and minimum landscaping. We plan to adhere to any mitigation we can to deter wildlife, such as installing xeriscape options, picking plants that do not produce seed, fruit, etc. as a wildlife food attractant. We feel our construction will actually be less of a attractant then the property is currently as it has been vacant for a long period of time. Furthermore, the stream is a low-lying area that creates a significant natural buffer that should funnel wildlife away from populated areas.

#### Drainage Criteria, Water Quality and Green Infrastructure

The proposed site development will meet all applicable City Drainage Criteria Manual water quality and green infrastructure requirements. The proposed on-site private Full-Spectrum Extended Detention Basin has been designed to meet stormwater detention and water quality requirements. The site design provides landscaped swales and the grass-lined bottom of the stormwater detention basin, which will serve as Planned Infiltration Areas (PIA's) to meet City green infrastructure requirements.



### Use Specific Standards

A. Per 7.3.303 Light Industrial criteria is not applicable to our Site conditions. Per 7.3.304 Accessory Uses all setbacks have been added accordingly and meet City code criteria with no encroachments into recorded easements. All height requirements are in compliance per sub section 2-b, structure height is less than 12'-0" within the building setback, as well as sub section 3-b gross floor area of accessory structures combined equal 13,250 sf and do not exceed floor area of primary structures which equal 25,200 sf. Per sub section 4 the accessory structure will not be construction and occupied prior to completion of primary structure, no vehicles used as accessory structures.

B. Per 7.6.601 B Applicability a Land Use statement has been submitted CUDP-26-0003.

### Proposed Land Uses:

The specific uses we are requesting we feel are compliant within the Business Park (BP) zone per Table 7.3.2-A is a light industrial zone 7.2.4-2 and our request is not an over ask. Our building concept is to support small business operations, such as sub-contractors, personal storage areas, small office needs and light manufacturing which is a real need within the City of Colorado Springs.

### Compatibility:

This proposal is compatible with the neighborhood as several office/warehouse and light industry exists adjacent and across the stream.

### Impact Mitigation:

Some units also have outdoor storage which is an accessory use to the unit it is linked to per Table 7.3.2-A and is served w/ 7' opaque chain link fence, which we plan to mimic for visual screening purposes. No free-standing lighting proposed on site, only wall packs with cut-off features to limit light pollution. Any noise generated from the site would be consistent with other existing businesses in the area due to the Light Industrial criteria. Traffic will be limited to unit owners and suppliers, no influx of customer traffic is anticipated as these are not storefront type business.

C. The City's existing public infrastructure has adequate capacity to serve the proposed development. Access to this site will be provided by a new driveway connection to Galley Road, which is a fully improved public street, and the proposed driveway will align with an existing street intersection on the north side of Galley Road, minimizing traffic impacts. The site design provides proper grading and drainage throughout the site, conveying developed flows to a new on-site private full-spectrum extended detention basin designed to meet all applicable City stormwater detention and water quality requirements, mitigating developed drainage impacts from the proposed site development.