



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400
(719) 570-1599 | www.hammersconstruction.com

Specializing in Design/Build

Project Statement

Land Use Statement

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

Request

Requesting wavier by Manager for a Land Use Plan

Justification

1. The land area of this property is 2.63 Acres. The proposed development will also be constructed in its entirety. No phasing proposed.
2. Land is contained to a previously approved Master Plan; Industrial Park Rustic Hills Sub No. 6 FIL No. 3
3. The land is included in Development Plan application; DEPN-25-0169
4. The development pattern surrounding this area is consistent with our proposal. This is one of the last lots to be developed and adjacent uses are similar to our request.
5. The proposed development aligns with existing zoning and development in the area. We are not rezoning the property and adjacent lots are zoned the same as this property.
6. No major changes to existing infrastructure, urban services, access points or roadway systems are being proposed. Galley Road is already a developed street as well as the streamside/drainage channel.



7.5.601: Conditional Use Review Criteria

Proposed Land Uses:

The specific uses we are requesting warehouse, wholesaling, light industry and outdoor accessory storage. We feel we 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.

Compatibility:

This proposal is compatible with the neighborhood as several office/warehouse and light manufacturing 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 is proposed on site, only wall packs with full cut-off features to limit light pollution. Any noise generated from the site would be consistent with other existing businesses in the area and not have any additional impact to this area. Traffic will be limited to unit owners and suppliers, no influx of customer traffic is anticipated as these are not planned to be storefront type business.