

Baxter, Tamara

From: Baxter, Tamara
Sent: Wednesday, July 16, 2025 10:39 AM
To: Dave Murphy
Subject: RE: DEPN-22-0021_Old Ranch Road Storage

Mr. Murphy,

I wanted to let you know what I had our landscape reviewer further look at the approved landscape plan for this project.

The project meets the landscape standards and screening of storage unit.

As noted, Chapter 7 is the old City Code and the new UDC (Unified Development Code) was adopted in 2023.

He noted the following:

The property line buffer requirement is the same in UDC and Chapter 7. Commercial / residential requires a 15' landscape strip with 6' high opaque fence and 1 tree per 20' (50% evergreen). Landscape setbacks and internal landscaping are also the same as Chapter 7 and plan appears to meet the landscape requirements. No additional landscaping is required.



Tamara Baxter
Planning Supervisor – North Planning Area Team
Planning Department
City of Colorado Springs
Main Office: (719) 385-5905
Direct: (719) 385-5621
Email: tamara.baxter@coloradosprings.gov

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From: Baxter, Tamara
Sent: Wednesday, July 16, 2025 12:52 AM
To: Dave Murphy <dave@bernsteinmurphy.com>
Subject: DEPN-22-0021_Old Ranch Road Storage

Baxter, Tamara

From: Baxter, Tamara
Sent: Thursday, July 17, 2025 4:58 PM
To: Dave Murphy
Cc: jennifer murphy
Subject: RE: DEPN-22-0021_Old Ranch Road Storage
Attachments: Approved Plan_Old Ranch Road Storage DP_7.9.25.pdf;
Bison_Ridge_at_Kettle_Creek_Filing_No_1_Geo.pdf

Mr. Murphy,
They have identified materials/color on the attached development plan.
Per city code, Chapter 7 or UDC, an environmental study is not a requirement.
There was a Geologic Hazard Evaluation and Preliminary Geotechnical Investigation report prepared for the
Bison Ridge at Kettle Creek in 2002. See attached.
Let me know if you need additional information.



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From: Dave Murphy <dave@bernsteinmurphy.com>
Sent: Thursday, July 17, 2025 3:23 PM
To: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>
Cc: jennifer murphy <jenny71@icloud.com>
Subject: Re: DEPN-22-0021_Old Ranch Road Storage

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Ok thanks. Do you have an environmental study? And can you please confirm the color scheme they plan to use? Thank you.

Sent from my iPhone

On Jul 17, 2025, at 3:02 PM, Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

Mr. Murphy,

Attached is the Ordinance approving the new UDC (Ordinance 23-03). It was heard and voted by Council on February 14, 2023.

The update to the former zone district under Chapter 7 to reflect the zone districts in the approved UDC (Unified Development Code) was heard and voted on by Council on April 11, 2025 (attached ordinance 23-18).

Public notificatoin for the Council public hearing meetings are done through the Clerk's office. Meeting notifications are done through the Gazette. You can see if they have copies that they can provide to you.

For each public hearing, notification was done with the Gazette.

If you need all public notifications posted in the paper for the UDC and city-wide rezone to reflect the UDC, you will need to submit a CORA request. <https://coloradosprings.gov/city-communications/page/colorado-open-records-act-cora>

Public Engagement occurred for a two-year process for the code rewrite (referred to as "ReTool"). You can view the ReTool efforts

here: <https://coloradosprings.gov/project/retoolcos-zoning-ordinance-update>

Let me know if you have any additional questions.

<image002.png>

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Sent: Thursday, July 17, 2025 10:10 AM

To: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>

Cc: jennifer murphy <jenny71@icloud.com>

Subject: RE: DEPN-22-0021_Old Ranch Road Storage

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Tamara,

I'm sorry I didn't respond...thank you for your follow up email. Two last things, can you please send me the environmental study (if it was done) and can you please send me the community notification that was advertised in the paper or any other notice from when zoning was changed from PBC to MX-M? I think you mentioned in our meeting that notices were not sent to neighbors but you did give notice in the newspaper. And was it one notice or multiple notices?

Thank you,

Dave Murphy

From: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>

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To: Dave Murphy <dave@bernsteinmurphy.com>

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<image003.jpg>

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1. Here is the checklist for the appeal of the administrative decision: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://coloradosprings.gov/system/files/2024-02/03_appeal_of_an_administrative_decision_to_city_planning_commission_10-09-2023.pdf
2. General Acknowledgement Form : chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://coloradosprings.gov/system/files/2024-02/a_general_owner_and_applicant_acknowledgement_10-09-2023.pdf

Please make sure you are addressing the criteria for an appeal in UDC Section 7.5.415. Here is a link to the UDC <https://codelibrary.amlegal.com/codes/coloradospringsco/latest/overview>

2. Notice of Appeal

a. The notice of appeal shall state:

The specific provision(s) of this UDC that is the basis of the appeal;

Which of the following criteria for reversal or modification of the decision is applicable to the appeal:

(a) The decision is contrary to the express language of this UDC;

(b) The decision is erroneous; or

(c) The decision is clearly contrary to law; and

3. Describe how the criteria for the relevant application have or have not been met

Please noted that this project was reviewed under the prior City Code Chapter 7 even though the appeal is made through the new UDC (Unified Development Code) which became effective May 2023.

Here is the link: chrome-

extension://efaidnbmnnnibpcajpcglclefindmkaj/https://coloradosprings.gov/system/files/2023-06/chapter_7_zoning_and_subdivision_ordinance.pdf

The applicant provided me this information regarding hours of operation:

As for the operational hours, we're currently estimating them to be 9:00 AM to 6:00 PM, but please note that this may be subject to adjustment. We're aiming to stay flexible depending on future tenant demand and site management needs

Our landscape architect provided a color identification of the property landscaping that consists of evergreens or delicious. Please see attached.

If you have additional questions, please let me know.

<image004.jpg>

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<Ordinance 23-03.pdf>

<Signed Ordinance No. 23-18.pdf>

Baxter, Tamara

From: Baxter, Tamara
Sent: Monday, July 21, 2025 11:12 AM
To: julie.c.price@comcast.net
Cc: 'JAMES LOBBAN'; 'Will Gregorian'; 'Dave Murphy'; 'jennifer murphy'; 'Terra Sumstine'
Subject: RE: Appeal Application Submitted - APPL-25-0006 - Pertaining to Old Ranch Storage - DEPN-22-0021
Attachments: Exterior Elevation Building 'A'.pdf

Julie,
Hi there.

I am in receipt of the appeal. I will invoice the file shortly.

Please note that in quickly reviewing the appeal statement, it looks as though the basis of the appeal is being framed as noncompliance with the UDC, the UDC went into effective June 2023.

This project falls under old chapter 7, and was reviewed under Chapter 7 standards.

I am accepting the appeal as submitted, I recommend relooking at the project statement and focus the appeal per Chapter 7 standards.

chrome-extension://efaidnbmninnbpcajpcglclefindmkaj/https://coloradosprings.gov/system/files/2023-06/chapter_7_zoning_and_subdivision_ordinance.pdf

Please provide me with a revised project statement by end of business day Wednesday this week.

Also, regarding the question on material and color of the storage units, I have received the following information from the applicant.

The proposed colors for the self-storage facility are:

- Metal Panels: Sandstone Beige
- Trim/Doors: Bronze
- Roof: Dark Bronze
- Stone Wainscot: Natural blend with tan, charcoal, and brown tones

They selected these neutral, earth-toned colors to help the building blend into the surrounding area and minimize visual impact. Please see attached.

Let me know if you have any questions.



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To: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>
Cc: 'JAMES LOBBAN' <lobbanj@msn.com>; 'Will Gregorian' <willgregorian@gmail.com>; 'Dave Murphy' <dave@bernsteinmurphy.com>; 'jennifer murphy' <jenny71@icloud.com>; 'Terra Sumstine' <terra@terratrans.com>
Subject: Appeal Application Submitted - APPL-25-0006 - Pertaining to Old Ranch Storage - DEPN-22-0021

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Tamara-

Thank you again for your time on Friday. I wanted to pass along that our application is in – APPL-25-0006. I believe everything is included. I am waiting to get the notification for fee payment – so that we can make our deadline of 5:00pmMT of today for the appeal to be in. If there are any items needing attention that may hold us up, please let us know soonest.

I would like to add in another contact, but I am not sure how to do that. If there is a number I can call to add in that information, I would appreciate it. I do have a message in to the 719-385-5905 number and am awaiting their call.

Have a great day!!!

VR-
Julie C. Price

Baxter, Tamara

From: Julie C. Price <julie.c.price@comcast.net>
Sent: Tuesday, July 22, 2025 7:58 PM
To: Baxter, Tamara
Cc: JAMES LOBBAN; Will Gregorian; Dave Murphy; jennifer murphy; Terra Sumstine
Subject: Re: Appeal Application Submitted - APPL-25-0006 - Pertaining to Old Ranch Storage - DEPN-22-0021

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Tamara-

Thank you for your email. To address the items you note below:

- Thank you for the likely timeline for the community meeting/public hearing. We look forward to receiving the notification - via email for this group, via postcards for those within the 1000' radius, and the posting (I hope they are in a visible location at the property).
 - How much time in advance of the community meeting/public hearing are we provided notification? This is not noted below, but I'm sure has an established timeline.
- I will talk to the team here to get their thoughts on delaying until October.
 - My personal thought is that is the better option to give us time to address items from the community meeting/public hearing as part of our appeal package, but I will get a collective response. This will be provided to you by the end of business day Wednesday when our updated statement is due, per your email Monday.
 - If our package is supposed to be complete the week of (and potentially before) the community meeting/public hearing and there are responses or actions that come from the meeting, we as the community may not have the information we may need as we head into the Planning Commission. While I/we understand the applicant may want to move swiftly on this, due consideration should be given to the community as an appellant.
 - Should our collective response be to delay, I would hope the applicant is open to this considering the situation and circumstances.
 - Should this be a viable option, where do we find information on or the process for requesting this delay at the 10 September 2025 Planning Commission?
- We are working our updated statement. You noted Monday this was due by end of business day Wednesday for this submission. That is the suspense we are tracking.

I called and left a message yesterday to the provided phone number to ask how to add items to our package. To date I have not been called back. Is there information you can provide for how to add additional items? Otherwise, I will email you our submissions - to include what we are submitting Wednesday.

Thank you.

Julie Price

Sent from my iPhone

On Jul 22, 2025, at 4:31 PM, Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

Julie,

Thanks for your email.

The applicant team is working on the neighborhood meeting to occur the week of August 11th.

Once this is determined, I will let this group know.

Postcard notifications will be mailed out to residents that live 1000' from the subject property and posters will be sent out and posters will be place at the property.

Based on the timing of the appeal and the Planning Commission (CPC) meeting on September 10th, I will need all your additional supportive documentation no later than August 11th.

I understand this is not helpful and you are waiting on the neighborhood meeting.

Any additional information provided by your group will need to be shared with applicable city agencies, such as Traffic Engineering.

In addition, I have set internal deadline that I need to meet for my staff report, compiling all documents and getting them ready to be uploaded to the Legistar system, which is the city's electronic system for public hearings.

Are you able to provide me with an updated project statements that reflect Chapter 7, not UDC for this project? I will be releasing the city file number for the appeal to the applicant tomorrow and I would like to included your updated statement.

One option, if you all need more time to gather additional information after the neighborhood meeting, only if all parties are agreeable, appellant and applicant, is to request a postpone the appeal to October (10/8) Planning Commission.

A postponement would need to be requested at the September CPC meeting.

If the applicant does not want to postpone the appeal hearing, the appeal will be heard by the September CPC meeting.

I have a meeting with the applicant on Friday, and we can bring this up if this is an option the appellant group want to consider.

Thanks, and let me know if you have any questions.

<image001.png>

Tamara Baxter

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Tamara-

We may be. You indicated we could provide additional information up to a certain date. I was waiting for that certain date so it was on our radar. If we are targeting the Planning Commission 10 Sep - as noted by Ken Walker - when is our last day to add. There may be things that come out of the Community Meeting / Planning Hearing that is supposed to be coming.

It is not clear to me how I can get in and edit the application. I'd like to add Contacts and will need to upload documents (per your request for the item by Wednesday and others we may want to add).

Thank you.

VR-
Julie

Sent from my iPhone

On Jul 21, 2025, at 11:20 AM, Baxter, Tamara
<Tamara.Baxter@coloradosprings.gov> wrote:

Julie,

I forgot to inquire, are you all intending on more support documentation that will be part of this appeal as discussed with you and the Murphys?

If so, what is your anticipated timing on receiving this information?

Thanks.

<image001.png>

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