

Y|O|W ARCHITECTS

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288 S. Academy Boulevard
Lot 1 Satellite Square Filing No. 10
Land Use Statement (TSN: 6415414112)

Project Description:

YOW Architects proposes to submit an application for a Development Plan Major Modification and Conditional Use to allow for Self-Storage within the streamside overlay district. Self-Storage is a Conditional Use within the Streamside Overlay district. Table 7.3.2-B. This property is adjacent to the Spring Creek drainage channel on the western boundary and has a linear footage of 521 feet. The channel has a 50' width. We do not intend to make any changes to the pervious area of the site, we feel the historic drainage shall not be changed. The existing landscaping along the channel has many existing trees that shall be counted towards the streamside overlay criteria, all of the existing vegetation shall be protected during the construction phase of the project. We do not intend to change the pervious area within the inner and outer boundary. The site currently has two buildings and asphalt paving within the outer buffer area. With this application we are not requesting any site changes with the exception of adding some canopies and a fence around the property. The Self-Storage facility shall house all storage within the two existing buildings on site. The site was previously zoned (PBC) and was recently changed to (MX-M) Mixed Use Medium scale. The 3.34 Acre site is currently used by several retail businesses.

SS-O Streamside Overlay:

The SS-O district encompasses all land within the stream channel, stream adjacent wetlands, and within the inner and outer buffers, as represented by the SS-O district boundaries as shown on the official zoning map, and all land within one hundred and fifty (150) feet of the outer buffer. SS-O district requirements are not applicable to those wetland areas that extend beyond the mapped SS-O district boundary. However, wetlands that are wholly or partially outside of the mapped SS-O district shall be analyzed and protected as indicated or recommended by a Land Suitability Analysis, when required.

Design Criteria:

Grading and Landform

Has the natural landform been maintained within the overlay area and does grading conform to the specific grading limitations of the streamside ordinance as well as all other City grading regulations? *The site was constructed approx. 40 years ago, the Spring Creek Type 2 channel shall be preserved as well as the slope. There shall not be any changes to the existing grading within the buffers.*

Site Design

Does the development incorporate the stream ecosystem into the project design and complement

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the natural streamside setting? Has the project been designed to link and integrate adjacent properties with the stream corridor using access ways, creek front plazas, employee recreational areas or other site planning and landscaping techniques which include the stream corridor as an amenity? *The existing property line shall be protected as we add fencing along the boundary. There is a pedestrian bridge just to the south of the property that shall be kept in place and allows access to the streamside. The streamside condition is not a natural setting at this time.*

Wildlife Habitat Preservation

Has the project been designed to minimize impact upon wildlife habitat and the riparian ecosystem which exists on or adjacent to the site? Does the project design protect established habitat or any known populations of any threatened or endangered species or species of special concern? *There are not any known threatened or endangered species along the corridor. We have tried to keep impact to a minimum with the site design.*

Trails and Recreation

Have existing or potential community trail networks and other recreational opportunities been identified and incorporated into the project design? *The pedestrian bridge to the south of the property shall not be altered, the access shall remain the same as the existing conditions of the trail networks.*

Floodplain

Has the project been designed to protect the subject property from potential flood damage and to accommodate flood storage and conveyance needs? *With the existing conditions being kept as they have existed for 40 years, we don't anticipate any changes to the flood potential risks.*

Significant Natural Features

Have all significant natural features within the project streamside area been identified, and has the project been designed to minimize the impact on these features? *There are currently not any significant natural features within the streamside area. With 40 years of existing conditions to evaluate from, we feel that this site shall not have detrimental impacts on the streamside.*

Complementary Plans

Does the project identify and implement the recommendations of any approved subarea plans (such as the City Greenway Master Plan, City Open Space Plan or a specific Drainage Basin Planning Study (DBPS)) and of any approved City Engineering projects and habitat conservation plans? *There are not any subarea plans that incorporate this portion of Spring Creek.*

Riparian Buffers and Impervious Surfaces

Does the project design:

- Implement a riparian buffer of specified width between the developed portions of the site and the adjacent waterway to assist in preventing point and non-point source pollutants and sediment from entering the waterway?
- Exclude impervious surfaces from the inner buffer zone and meet impervious restrictions across the entire overlay?
- Incorporate all stormwater Best Management Practices (BMPs) required by City Engineering throughout the developed site and adjacent to the buffer to encourage on-site filtration of stormwater and protect water quality?
- Incorporate visual buffer opportunities of the stream between identified existing and/or proposed projects on opposing sides of the stream?

The existing riparian buffer is being kept as it exists. The drainage patterns aren't expected to change with this conditional use application. There are existing conditions that have impervious surfaces within the buffer zones. The stream is buffered from all of the adjacent development.

Landscape

Are inner and outer buffer zone landscaping standards met? Have disturbed areas been revegetated to minimize erosion and stabilize landscape areas and does the project landscaping design specify plants selected from the riparian plant communities as set forth in Appendix A of the Landscape Policy Manual? Does the proposal meet all other requirements of the City's Landscape Code? *We are encroaching into the buffer zones, as well as over the impervious surface allowable, the existing conditions are over the threshold.*

Stream Bank Stabilization

Have stream bank and slope areas been identified (particularly those over fifteen percent (15%) slope)? Has the disturbance to these areas and any protective or stabilizing vegetative cover been minimized? Does the plan provide for the suitable revegetation and stabilization of any disturbed areas? *The stream channel has concrete sides and the slopes are not extreme, we don't anticipate the stream*

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banks being unstable at this time.

Stream Reclamation

Have opportunities to reclaim the drainageway been identified and implemented where practical?

For this criterion, reclamation constitutes any action that improves the quality of that drainageway visually, functionally, or recreationally, and brings that drainageway into a more natural condition. *The stream channel is more urban at this time with concrete stream banks. The existing vegetation along channel shall be protected and replaced if not healthy. The existing condition is not a very natural condition at this time.*

Should you require any additional information or have any questions, please do not hesitate to contact me at 719-475-8133.

Respectfully yours,



Brad Nichols / Planner
YOW Architects PC