



June 11, 2025

LAND USE STATEMENT
Liberty Self Storage
Conditional Use

PROJECT DESCRIPTION

The Liberty Self Storage project is to be located on property having El Paso County Tax ID numbers 63083-04-001 and 63083-00-004 which are located Southwest 1/4 of Section 8, Township 13 South, Range 66 West of the 6th Principal Meridian in the City of Colorado Springs, El Paso County, Colorado. The site consists of Lot 1, Liberty Subdivision which has an area of 3.41 acres (Parcel 63083-04-001) together with one unplatted parcel having an area of 0.597± acres (63083-00-004), making the up total area of 4.008± acres. It is intended that the site will be replatted into a single lot by way of a future separate Land Use application. The address of the site is 6650 Vincent Drive, and also has the address of 6646 Vincent Drive assigned. The site is zoned BP SS (Business Park with Streamside Overlay). The site is located on the west side of Vincent Drive Frontage Road, approximately 450 feet north of Dublin Blvd and Vincent Drive Frontage Road intersection. A **Vicinity Map** is included for reference.

The site is mostly surrounded by existing development being located on the west side of Vincent Drive Frontage Road, as described above. Vincent Drive Frontage Road is a public right-of-way with existing asphalt pavement, concrete curb, gutter, and sidewalk located to the west of Vincent Drive, north of Dublin Boulevard. A Single-Family residence in the BP zone is adjacent on the southeast side of the site in an unplatted parcel. The southwest side of the site is adjacent to commercial kennel and animal training facilities which are also zoned BP SS and BP. Cottonwood Creek is located north and west of the site, approximately 75 feet to 150 feet away and approximately 35 feet below the elevation of the site. The Cottonwood Creek Streamside Overlay is located at the bottom of the slope which is located along the northwest side of the site. An approximate 1,800 sf portion of the northwest corner of the property is located within the Streamside Overlay Outer Buffer Line. This 1,800 sf portion does not include the area that is located within the additional 150' offset from the Streamside Overlay Outer Buffer line. The area of the site that is located within the additional 150' offset line from the Streamside Overlay Outer Buffer is approximately 1.60 acres and includes portions of the site already developed in 1990 and 1994. The Cottonwood Creek Trail system also runs along the southeast side of the creek (northwest of the site) at the bottom of the slope adjacent to the creek.

The platted lot is currently developed with a 12,240 sf office/warehouse building (6650 Vincent Drive) and a 4,029 sf office/warehouse building (6646 Vincent Drive). The current site contains paved parking, supporting drives, utilities, parking, landscaping and vacant space. The existing improvements were constructed prior to current stormwater regulations were established, therefore no stormwater quality features are present. The Development Plan for Liberty Subdivision was originally approved May 31, 1990 under City Planning File Number PD DP 80-280-A2(90). The Development Plan was amended May 27, 1994 under City Planning File Number DS DP 80-280-A3(94). The 0.597± acre unplatted parcel has no permanent built-on structures or improvements but has Conex storage containers located within.

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The owner plans to maintain the existing Office/Warehouse use on the property while adding new improvements to facilitate a Self Storage use. The proposed improvements will consist of Conex storage containers arranged in rows to enable access to individual units and for an efficient and orderly appearance of the site. The administrative office for the storage units is to be located in the existing 6650 Vincent Drive building. The proposed self storage units are concentrated in the vacant spaces along the east side of the site and at the currently unplatted parcel in the southwest corner of the site. The proposed storage units are to be located in the flatter portions of the site and not on the perceivable stream bank, vegetated or sloped areas. Access to the site will remain from Vincent Drive at the current location and using the current drive entrance. Security will be accomplished for the whole site, including the self storage areas, by a new gate at the entrance drive. The gate will be set back from the Vincent Drive roadway to allow appropriate stacking off the roadway. The proposed improvements will comply with applicable building setbacks and screening requirements.

A new landscape plan will assure compliance with the landscape provisions of the UDC. Landscaping will be installed in accordance with the zoning code and to compliment the existing landscaping of the site. Proposed landscaping will enhance the project boundaries, frontages, especially the Vincent Drive frontage and boundaries with adjacent properties. Extensive new landscape screening will be provided in the Landscape Setback of the Vincent Drive frontage with a significant proportion of evergreen species of trees and shrubs. New trees will be added on the north side of the site at the top of slope parallel to the existing creek alignment. New shrubs and trees will also be added on the east and west boundary lines providing screening of the southern storage area.

The intention for northern screening is that the outside surface of the aligned Conex storage units appear as steel panel opaque fencing and will be painted a tan, brown, or other neutral color to compliment the existing buildings on the site. 6' high opaque fencing will be provided where there are gaps in the Conex unit arrangement.

A new water quality treatment and storm detention facility will be constructed in the northern vacant portion of the site. The new facility will be sized to address drainage of the entire site, including the existing and proposed improvements. Drainage conditions of the site will comply with the city's Drainage Criteria Manuals and applicable drainage policies. No new utility extensions are required for the proposed improvements.

All the of the proposed storage units are located outside of the Streamside Overlay outer buffer. However, a small number of the new Conex storage units (less than 20%) are planned to be either fully or partial located within 150 feet of the Streamside outer buffer in an area comprising less than 5% of the total site area. Therefore, Conditional Use approval is being requested to allow the self storage use with a portion of the units being located within 150 feet of the Streamside outer buffer line. of a warehouse to be included with an office building proposed on the site. The end user is unknown and use specific standards for the future user will be complied with if required.

The proposed Land Use will remain compatible with the uses and built environment on the surrounding and nearby properties. The surround neighborhood contains a variety of service oriented commercial, warehousing, office and even residential uses. The property is able to support the new land use with available space and nearby potential users. The self storage use is a low vehicular traffic generator and will not become a burden to the existing roadway infrastructure or adjacent properties. The proposed land use is intended to provide a needed affordable self storage facility and service to the surrounding area and members of the wider community. Storage space remains in demand in Colorado Springs due to the

presence of various military installations, general increase in number of households, growing number of single family and multi-family residences and growing number of business within the city.

The proposed use of the property is very much aligned with the nearby warehousing uses located to the east. Potential impacts to the adjacent existing properties and land uses are to be mitigated during the future Development Plan stage by site design features and planned method of use for the site. All required parking is to be provided inside the site. The potential impact of light is reduced because no pole mounted lighting is to be constructed on the site. Exterior lighting already exists on the existing buildings. No further exterior lighting is proposed and lighting will not impact the use of the adjacent properties. Existing lighting on the onsite and adjacent building exteriors will be sufficient for site security along with the completely enclosed and gated nature of the exterior treatment. The site will comply with city landscape requirements at perimeter areas and internal areas to mitigate the visual impacts associated with the development of the site. The existing warehouse and proposed self-storage uses are completely contained within the existing buildings and proposed Conex storage containers. There is to be no outside storage of loose materials on the site. Additionally, the Office / Warehouse and Self-Storage uses of the site is anticipated to take place during normal weekday business hours. All these provisions serve to limit noise impacts to the adjacent properties. Traffic impacts of the proposed Office / Warehouse use is anticipated to be very low as evidenced by the low rate of parking required by the Unified Development Code (UDC). The use will include no retail sales or other high traffic generating uses. Traffic impacts of the site are anticipated to be very similar to the existing surrounding development.

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