



April 28, 2022

SPECIAL USE REVIEW CRITERIA SUMMARY

APPLICANT: dcb Construction Company, Inc.
Contact: Mark Delgado
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LOCATION: 710 HWY 287
Lafayette, Colorado

LEGAL DESCRIPTION: LOT 2B, CABRINI GARDENS RPT B MINOR

PARCEL: Boulder County # R0514556

ZONE: C-1 – M-1 Regional Business District

ALLOWED USE: Self-Storage - Special Review

PROJECT NAME: HWY 287 Self-Storage Development

The Special Use Review requirements as provided by the City are listed below, and address items #4-8 for the Special Use Review Checklist.

1. Item #4. Describe how this application and the proposed special use comply with the City's Municipal Code.
 - a. The design team has worked closely with the City Planning team to produce a design in compliance with the Municipal Code.

2. Item #5. Describe the compatibility of the proposed use with the existing character of the surrounding area..
 - a. A massing study and contextual studies of the immediately adjacent surrounding neighborhood (existing and proposed/under construction) was done, and the building design is compatible in the incremental increase in footprint/massing sizes as the buildings approach Highway 287. The supplemental studies are included with this submittal as an appendix. The proposed use is compatible with the adjacent uses, as well as complies with the expressed desire from the neighborhood for as little traffic generation as possible. The building elevations and building articulation form a dialogue with the condominium buildings across Cabrini Drive.

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3. Item #6. Describe the compatibility of the proposed use with the existing character of the surrounding area..
 - a. The proposed site improvements and architecture of the building will provide a positive impact to the surrounding properties while offering a much-needed amenity to the regional and immediate residents, businesses as well as the surrounding community. This project addresses the neighborhood's concern of the generation of additional traffic with a very low traffic generating function (as supported by the traffic report submitted with this application), as well as provides an economically viable revenue source for the City between the storage facility and future retail pad business.
4. Item #7. Describe any negative impacts, both environmentally and physically, that may result from the proposed use and how these impacts are proposed to be reduced.

Taking into consideration any proposed mitigation measures, the special use shall not create significant adverse impacts on government services and existing developments in the surrounding neighborhood or on any anticipated future development permitted by this chapter (26-15-4 of the Lafayette Municipal Code). Significant impacts included but are not limited to:

- a. Significant impact in traffic generation and parking;
 - i. An extensive traffic generation study was done to support that the proposed storage use will generate a very low volume of traffic as compared to other proposed uses.
- b. Lack of screening of parking, loading, traffic circulation, or outdoor activities; garbage collection facilities and storage;
 - i. The proposed landscape design provides a living buffer between the neighboring residences and Cabrini Drive. The location of traffic circulation and any loading activities will be concentrated at the entrance to the site on Cabrini Drive, and along the western part of the site (which will be shielded by the building). The trash enclosure is screened by the landscaping, and the enclosure materials will replicate materials used at the base of the building, blending in with the overall appearance.
- c. Significant intrusions of noise, light, dust, or glare onto nearby properties;
 - i. The proposed landscape design provides a living buffer between the neighboring residences and Cabrini Drive. Tinted glazing is also proposed at the glazing facing the residences.
- d. Significant increases in burdens on housing, schools, public utilities, or governmental services such as fire, ambulance, police, library and recreation; or
 - i. The building will not produce a burden on any housing availabilities, or generate residential impacts on local services. The building will have a large field of solar panels to reduce its impact on the public utilities, and utilize existing utility infrastructure without causing a need for an increase in the utility infrastructure sizing.
- e. Hours of operation.
 - i. The facility hours of operation will be 6a-10p. The proposed design includes consideration of the impact outside of normal business hours and addresses it through building materials and landscaping.

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5. Item #8. Describe the compatibility of the proposed use and the site plan with the current Comprehensive Plan.

The four planning frameworks of the Comprehensive Plan and their relationship to the proposed project are below.

- a. Connected Community
 - i. This project provides growth for the multi-modal network within the area by providing a framework for pathways to connect to the adjacent neighboring housing and businesses from the highway to Cabrini drive, as well as completes two north-south connections for the neighboring businesses to the north and south. It will also provide desirable landscaping along the east side of the property.
 - ii. The self-storage facility has been designed with a high priority on customer security and safety in mind, with pedestrian pathways that provide high visibility. The self-storage facility will also be monitored by interior and exterior video surveillance to mitigate vandalism and loitering activities. On-site management will be present during the day from 9a-5p and walk the property twice a day per operational standards.
- b. Community Character
 - i. The building design and materials are compatible with the existing buildings as well as the future condominiums that will be directly across Cabrini Drive. The proposed building architecture will incorporate high quality materials consisting of primarily masonry and brick, and architectural metal paneling, with varying, massing, textures, and colors. As mentioned, these different components have been articulated in such a way to help break up the façade but also provides a retail/office aesthetic, creating a visually appealing building that is highly contrary to the traditional appearance self-storage facilities.
- c. Strong Economy
 - i. Market studies done of the surrounding area identify a need for the proposed storage use; the northern area of the Highway 287 corridor is underserved by the existing storage facilities. The site will also be subdivided to provide space for a retail pad at the west, complimenting the existing retail to the north and south of the site.
- d. Environmental Stewardship
 - i. The open space area percentage proposed for the subdivided lot will be 27%. The large landscaped area along Cabrini Drive will provide a pleasant open space comprised of a variety of shrubs and bushes, along with a mix of evergreen and deciduous trees. The varied landscape will also provide an opportunity for wildlife habitation. The building itself will have a large area of solar panels on the roof to reduce the environmental impact of the facility's demand on the local infrastructure as well.

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We look forward to hearing Staff's comments and discussing the project further during this submittal process public hearings.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Delgado'.

Mark Delgado, AIA
dcb Construction Company Inc.
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