



DESIGN ASSOCIATES
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February 23, 2023

Sharon Sullivan
Town of Ault
201 1st St.
Ault, CO 80610

RE: Conditional Use/Variance Request for Poudre Valley Coop

Mrs. Sullivan,

On behalf of Poudre Valley Coop Association, W Design Associates is formally requesting a Conditional Use Permit and a Variance Request from the Planning Board and Commission for the property located at

16487 Highway 14
Ault, CO 80610

Legal Description: 18151-A PT E2SW4 11 7 66 BEG 2024.85'E OF SW COR N01D40'E 224.15'
N33D10'E 757.8' N0D33'W 276.25' N31D55'E 134.87' N04D28'E 217.43'
N22D05'E 399.86' S0D38'E 1836.44' W677.81' TO BEG EXC UPRR R/W

Poudre Valley Coop is proposing to add a mini storage facility on the north end of their property. The facility will also include outdoor storage for smaller RV's, boats and trailers.

The Conditional Use Permit shall be for the following:

A Mini-Storage Facility in the Commercial zoned lot.

The Variance shall be for the following:

Storage Facilities, outdoor storage for RV's, boats, trailers, etc. in the Commercial zoned lot.

The property will be developed in stages. The first stage was the propane storage facility. The second stage is the mini storage facility on the north side of the property. The third stage shall be the C-Store with gas/diesel pumps. The fourth stage will be the development of the retail spaces on the property.

For the second stage of the project, the mini storage facility will utilize the driveway and access roads for the propane facility that was completed in the first stage. When the C-Store is built, the entrance off the highway and from Apache Trail will be used.

Town of Ault
February 23, 2023
Page 2 of 2

The location of the mini storage facility is next to the Conestoga Development. Locating the mini storage facility next to the development will allow the residence of the development a convenient place for storage. The mini storage facility will not only be for the development but serve all the surrounding community.

The property is a triangle shape, making it difficult to fit other uses, the storage facility makes good use of the northern section of the triangle. The Hayden Ditch and gas line easements on the west side of the property also limit what can be built on the property. We are planning to use the easement area for the outdoor storage portion of storage facility to allow for access to the easement when necessary. The east side of the storage area is along the Conestoga Development.

The storage facility will have approximately 334 10'x10' storage units, 26 12'X10' storage units and 36 outside parking spots. The facility shall be designed with 14 ADA storage units. The facility shall be secured with a six-foot chain-link fence surrounding the storage area with a 24-foot-wide controlled access gate.

The customers renting the storage units shall have 24-hour accessibility to the storage units with the controlled access gate.

Poudre Valley Coop will set up a web site to rent the storage spaces. In the beginning no new employees are required. When the C-Store is built provisions for an office to manage the mini storage facility will be included allowing 1-2 employees to manage the mini storage facility at that time.

At the mini storage facility there will be no restrooms. The third stage of the project shall be the C-Store which will have public restrooms. Fire hydrants shall be located across the property as it develops, starting with one near the storage facility and more will be added as the site grows.

We are currently obtaining an updated Traffic Impact Study and expect to have it in a few weeks. We are working with CDOT for an entrance off the highway. We will obtain a Construction Stormwater Permit from the state. The general contractor for the mini storage facility shall obtain the local building permits.

Respectfully,



Andrew Weber, PE