

Kayla Brown

2850 S. Meridian Rd. Colorado Springs, CO

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805.302.7268

May 29, 2024

Info Only: Engineering
comments are in blue text.

Name: Kayla and Brian Brown

Parcel #: 5436001012

Legal Description: Lot 21 BLK 3 Mustang Meadows

Plat: 4294

Zone: RR-5

4.81 Acres

40x40

Please include PCD
No. AL246

Re: Letter of Intent

To Whom It May Concern:

This should say
Special Use

We are requesting permission for a Special Provision for a Detached Accessory Living Quarters for Permanent Occupancy for our property at 2850 S. Meridian Rd, Colorado Springs, CO 80929. We are requesting to convert a detached garage structure into an Accessory Living Quarters for Sharon and Michael Brown to reside in. Sharon and Michael Brown are Brian Brown's parents. Sharon is 68 and physically disabled from multiple hand/arm, neck, and back surgeries. Michael Brown is 69 and also disabled from multiple knee surgeries and back surgeries. Neither Sharon or Michael are able to work as a result of their injuries. The preexisting building that I am requesting to convert is already a part of the neighborhood and does not affect the existing or allowable land uses. The dwelling will only house Sharon and Michael Brown, and as such does not put overburden on any public facilities or services, or cause additional traffic congestions/hazards. The special use complies will all applicable laws, rules, regulations, and ordinances to the best of my knowledge. Allowing this building to be converted to a special use Detached Living Quarters for permanent occupancy will not cause harm to any current or future residents of El Paso County.

Please briefly discuss whether there is any physical soil disturbance associated with this special use project. Also, please state whether the project will cause any negative impact to the downstream drainage system.

Thank you for your assistance.

You must demonstrate how the request meets the criteria of Land Development Code section 5.3.1 for accessory living quarters. You have already demonstrated some of the criteria is met. Please also address the following in this letter of intent:

- is the accessory living quarters (ALQ) less than 1,500 sq. ft. of habitable floor area? Maximum size for ALQ is 1,500 sq. ft.
- is the ALQ interconnected for utilities? All electric, gas, central or municipal sewer and water services to the accessory living quarters shall be interconnected to and indistinguishable from that of the principal dwelling and shall not have separate meters, service lines or billings.

You must also demonstrate how the special use criteria is being met. Land Development Code sec. 5.3.2 contains the special use criteria. Please also address these bullet points in this letter of intent:

- The special use is generally consistent with the applicable Master Plan;
- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

See the next page for staff advice on addressing the special use criteria.