

Please add "PCD File No. AL2620"

Owner Name and contact information: Shauna Orth 719-683-0218

Applicant Name: Shauna Orth/Helping Hands Moving

Property Address: 14870 Patton Drive Peyton, CO 80831

Property tax schedule number: 4334001001

Current zoning of the property: A-5

This line item on the Special Use review checklist is asking for the Code criteria for Special Use to be addressed. The URL and a screenshot of the criteria is on the next page. I will also copy/paste it into my EDARP comment. This paragraph may remain, but please **add** an analysis of 5.3.2 criteria.

A detailed analysis summarizing how the request complies with each of the Criteria of Approval in Chapter 5 of the Land Development Code: The purpose of the special use

process is to address potential impacts of certain land uses on existing and allowed uses in the same neighborhood. The special use process considers the location, design, configuration, intensity, density, natural hazards and other relevant factors pertaining to the proposed use. We would like the vehicles associated with Helping Hands Moving to be able to remain on our property, since they have been present on the property since 2005. We have a store front in Colorado Springs, CO located on Maizeland Rd, so there would not be foot traffic for the business.

I have copied relevant criteria from 5.2.29 "a - m" into my EDARP comment. Please copy/paste into your Letter if Intent and explain how the request is in conformance.

A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code: **5.2.29 Home Occupations** There

categories of home occupations: residential home occupations and rural home occupations.

Separate standards and criteria apply to each category. This Section is not meant to regulate a small home lawn mowing service, lemonade stand, magazine sales, cookie sales, or other traditional small-scale businesses or business-like activities operated by a child residing in the dwelling, which are considered exempt from the provisions of this Code; however in no instance may a medical marijuana land use qualify as a home occupation. The PCD Director shall determine whether a site plan and a home occupation permit are necessary to verify compliance with the home occupation standards. **5.2.40 Outside Storage Materials to be Stored and Principal Use Required.**

Outside storage may include vehicles, raw materials, supplies, finished or semi-finished products or equipment used in conjunction with, and specifically accessory to, an allowed principal use conducted on the premises unless listed as a principal use. Outside storage of inoperable vehicles or equipment in a location other than the salvage yard is only permitted to the extent allowed in the Parking, Storage and Repair of Vehicles and Machines, Personal Section of Chapter 5 of this Code, provided the standards of that section are met. Employee or customer parking or outdoor sales and display areas shall not be considered outside storage. We would like to have the vehicles and equipment associated with Helping Hands Moving, Inc allowed on our home premises in a 1000 square foot area.

A discussion regarding how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code: Minimal change undeveloped large lot residential. In compliance because won't change rural no storefront.

A discussion summarizing how the proposed special use is consistent with the El Paso County Master Plan, including all applicable elements of the Master Plan (e.g., Water Master Plan, Parks Master Plan, etc.). There would be no changes to the master plan of electricity, water, sewer. There would not be any customer foot traffic.

A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided: There would not be any additional traffic access required as we would use the current driveway entrance.

Please include a statement confirming that runoff generated from the proposed outdoor storage area associated with the rural home occupation will not adversely impact neighboring or downstream properties or alter existing drainage patterns.

Include a statement that EPC Road Impact Fees are applicable per BoCC Resolution 25-337 and will be paid at the time of approval of this application.

Please include a section referencing EPC Engineering Criteria Manual (ECM) Appendix B, Section B.1.2.D, discussing how the business meets all applicable criteria for a Traffic Impact Study (TIS) exemption.

"Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or peak-hour trip generation is less than 10; (2) no additional minor or major roadway intersections are proposed on major collectors, arterials, or State Highways; (3) the increase in vehicular trips does not exceed the existing trip generation by more than 10 peak-hour trips or 100 daily trip ends; (4) the change in the type of traffic generated (such as the addition of truck traffic) will not adversely affect traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable Level of Service (LOS) will be maintained on adjacent public roadways, accesses, and intersections; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident concerns; and (7) there is no change in land use involving access to a State Highway."