

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 19, 2020

RE: The Springs Community Administrative Relief

File: ADR-20-015

Parcel ID No.: 5408003013

This is to inform you that the above referenced request by The Springs Community mobile home park for approval of an application for administrative relief to allow a 16-foot separation between mobile homes for individual spaces 579J and 210D where 20 feet is required in the MHP: Mobile Home Park zoning district was **approved** by the Planning and Community Development Director on November 19, 2020.

It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for Administrative Relief included in Section 5.5.1 of the El Paso County Land Development Code (2019) based upon the following analysis of the review criteria.

Due to the age of the mobile home park, the existing pad sites for mobile homes are not sized appropriately to place new mobile homes which meet current HUD standards in order to facilitate provision of affordable housing options for El Paso County residents. Based on this analysis, the Planning and Community Development Director has made a finding that strict application of the building separation requirement is unreasonable in this instance.

The intent of Section 4.2.2, MHP, Mobile Home Park District, of the Code is as follows:

“to promote an acceptable living environment for occupants of mobile home parks.”

The intent of the Code is preserved by encouraging the replacement of the older mobile homes with newer models that comply with current building standards.

A reduction of the setback requirements will not have an adverse impact on surrounding properties. Furthermore, facilitating the replacement of older mobile homes with newer models will have a positive impact on the mobile home park and allow for the provision

of additional, updated affordable housing. In addition, approval of the request will not increase the number of available mobile home pad sites within the mobile home park.

Current and future use of the property shall continue to be governed by Table 5-1, Principal Uses, of the Land Development Code. Approval of the requested administrative relief application is subject to the following:

CONDITIONS AND NOTATION

Conditions

1. Any expansion or additions beyond the initial construction of the detached single-family dwelling (e.g. deck, garage, sunroom) may require separate application(s) and approval(s) if the development requirements of the MHP zoning district cannot be met.
2. Approval of a site plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department are required prior to residential construction.

Notation

1. Physical variances approved for a proposed structure (except for lot area variances) are valid only if construction of the structure is initiated within twelve (12) months of the date of the approval.

All administrative decisions, such as this one, may be appealed to the Board of Adjustment within 30 days of the date of the decision. Should you have any questions, please contact Ryan Howser at (719) 520-6049.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" and last name "Dossey" clearly distinguishable.

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
File: ADR-20-015