



RUNGE ARCHITECTURE

Date: 9/24/2025
Letter of Intent

Owners: Joan Karbo; (719) 722-7334; elizabeth.karbo@gmail.com
Bryan Houp,
Macrina Houp

Applicant: Chuck Runge / Runge Architecture; chuckrunge@comcast.net

Property Addresses:

Existing Principal Residence: 10755 Egerton Rd., Colorado Springs, CO 80908

Proposed Accessory Living Quarters: 10765 Egerton Rd., Colorado Springs, CO 80908

PCD File No.: AL2520

Parcel Number: 52200-11-015

Current Zoning: RR-5

Compliance to Chapter 5 of LDC:

Overlay Zoning: NONE

REQUEST: to construct a 1,487 s.f. (habitable space) Detached Accessory Living Quarters (with address 10765 Egerton Rd.) at rear of lot with existing principle residence at 10755 Egerton Rd.

COMPLIES WITH SECTION 5.3.2:

The proposed construction of the Accessory Living Quarters meets the review criteria requirements for approval of a special use in the Land Development Code:

- 1) The special use is generally consistent with the Master Plan. The Accessory Living Quarters is a single story detached residence which is allowed in the RR-5 zone of the Master Plan.
- 2) The special use is in harmony with the character of the neighborhood and will generally comply with the existing allowable land uses in the surrounding area. The surrounding area is composed of single family residences and the Accessory Living Quarters are in keeping with the character of the neighborhood.

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- 3) The impact of the special use does not overburden or exceed the capacity of public facilities and services. The area is served by the Park Forest Estates Water District. The existing residence contains 3 bedrooms. The proposed ALQ will have 2 bedrooms. The total site will therefore accommodate the same as a 5 bedroom home which is permitted in the RR-5 zone and the Park Forest Estates Water District.
- 4) The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area and has adequate legal access. The existing driveway and driveway entrance to the principle residence will be the access for the ALQ. The driveway to the ALQ will tie into the existing driveway within the property boundaries of the site. The ALQ will have a 3 car garage so that any vehicles, etc. will be located within an enclosed structure.
- 5) The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution. The plans for the ALQ will be submitted to the Pikes Peak Regional Building Department. These plans will be reviewed for compliance with the International Residential Code and the International Energy Conservation Code. The construction will be performed by a licensed general contractor under requirements of a legally obtained building permit.
- 6) The special use will not otherwise be detrimental to the public health, safety, welfare of the present or future residents of El Paso County. A licensed geotechnical engineer has analyzed the soil suitability for construction of a residence. The site has also been analyzed for the design of a leach field for the 2 bedroom ALQ.

COMPLIES WITH CHAPTER 1 OF THE LDC:

The definition of an Accessory Living Quarters as defined in the LDC is: Lodging, which may include a kitchen, that is accessory to the principal dwelling which may be occupied only by occasional, non-paying guests of the family residing in the principal dwelling. Accessory living quarters are not considered dwelling units. The term does not include farm/ranch residence, caretakers quarters, or an additional dwelling.

The property is owned by three persons: a married couple (Mr. and Mrs. Houp) and the mother (Joan Karbo). The principle residence is currently occupied by the married couple and their children. The ALQ will be occupied by Joan Karbo. The ALQ will be perpetually occupied by a family member or by occasional non-paying guests of the family residing in the principal dwelling.

USE SPECIFIC STANDARDS OF CHAPTER 5 OF THE LDC:

Per section 5.2 of the LDC, there will be only one accessory living quarters (ALQ) on the lot. The ALQ will be detached. A notarized Affidavit will be submitted along with the application. The area of the habitable space of the ALQ will be 1,487 s.f. which is less than the maximum 1,500 s.f. allowed. The electric, gas and water service will be directly connected to the utilities of the principle residence and will not be separately metered. A separate septic system and leach field compliant with the El Paso County Health Department will be incorporated in the plans. The detached ALQ will be permanently occupied by an immediate family member. The ALQ will be the provisions of section 5.2.1 as well as the other applicable standards of the LDC.

COMPLIES WITH THE EL PASO COUNTY MASTER PLAN

The intent of the El Paso County Master Plan is to balance new growth and remain committed to preserving the natural environment while considering the future development for El Paso County. The proposed ALQ is in conformity with all of the requirements for a Special Use as listed in the Land Development Code. The property placetype is listed in the Master Plan as a Large Lot Residential and borders the Suburban Residential placetype to the south. It is located in Black Forest and according to the Master Plan is a community with one of the strongest and most well-established characters in El Paso County. The area is built around protecting the forest and preserving its rural quality.

The proposed use of the property will remain as residential use. A goal of the Master Plan is to “promote the health of the natural areas, especially the forest, while accommodating new development for future residents”. The Master Plan states the objective that the County should maintain existing and expand the Large-Lot Residential placetypes in this area.

The Egerton Road neighborhood is designated as a Forested Area in the Key Areas Map of the Master Plan. It is located in the southern most part of this Forested Area and is adjacent to the Master Plan Area designated as a Potential Area for Annexation. The immediate neighborhood illustrates a seamless connection between the natural environment and the low intensity small residential scale development. The proposed ALQ has been purposefully planned to be over 250 feet away from the principle residence. The site planning, though more costly, has been sensitive to the more rural nature of the density along Egerton Road and limited the amount of demolition of the existing mature pine trees in the forest. The Forested Area has been preserved of its natural amenities and the site planning and architectural scale of the proposed ALQ reinforces this seamless connection.

The lot and surrounding neighborhood are identified as areas of “minimal change: both developed and undeveloped”. The areas to the south and east are designated as new developments as the city of Colorado Springs is expanding to the north and east. Egerton Road is designated as a Minimal Change: Developed area. The secondary roads remain unpaved. The new developments that are expanding north and east into the Black Forest area are more dense and are being constructed with paved roads. The surrounding neighborhood is largely built out with a few isolated vacant lots. The previous development of the surrounding neighborhood exhibits a variety of homes built over a span of years. To date, the style and density of the neighborhood and overall character has been maintained. The proposed Accessory Living Quarters is consistent with the size and style of the homes in the immediate neighborhood. The architectural style of the ALQ is Gable Cottage and is in character with the existing house and neighborhood.

The Land Development Code permits the construction of a detached or attached Accessory Living Quarters. The proposed ALQ residence will be used as an extended family residence. It has been established that the proposed use is consistent with the surrounding property therefore the intent of the Master Plan is preserved.

The proposed ALQ residence will be constructed under the current versions of the International Residential Code, The El Paso County Land Development Code, The Pikes Peak Regional Building Code and the International Energy Conservation Code. The plans have already been reviewed and approved by the internal agencies of the Pikes Peak Regional building department and Construction Inspections will be conducted by all of the various departments having authority and jurisdiction.