

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

June 24, 2026

REVISED

RE: 9755 Bennison Ter ALQ for Permanent Occupancy

File: AL266

Parcel ID No.: 5222002007

This is to inform you that the above-referenced request for a Special Use to allow the permanent occupancy of a detached accessory living quarters at the address 9755 Bennison Terrace, located within the RR-5 zoning district, was approved on April 8, 2026. It is the determination and findings of the Planning and Community Development Department (PCD) Director that the application meets the criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code (as amended).

This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

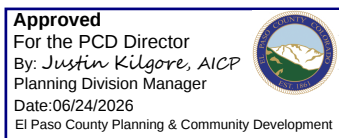
1. Approval is limited to the 1500 square foot accessory living quarters, for permanent occupancy, as discussed and depicted in the applicant's letter of intent and site plan drawings. The attached 900 square foot garage has been removed from the revised letter of approval and site plan.
2. Prior to authorization of a building permit, a residential site plan shall be applied for and approved by the El Paso County Planning and Community Development Department.

NOTATIONS

1. Special Use approval includes conditions of approval and the accompanying site plan. No substantial expansion, enlargement, intensification, or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Special Use conditions/standards are being violated, preceded by notice and public hearing.
3. The property should be in compliance with the State of Colorado regulations related to water rights and well permits. Check with the Colorado Department of Water Resources to ensure you are in compliance with your well permit and this use.

Pursuant to Colorado Rule of Civil Procedure 106, this decision may be appealed to the El Paso County District Court within 28 days of the date of the decision. Should you have any questions, please contact Joseph Letke at (719) 520-7964.

Sincerely,



Meggan Herington, AICP, Executive Director

El Paso County Planning and Community Development Department

File: AL266

Turner Family ALQ Project**PCD File AL266**

Project Title: 9755 Bennison Terrace, Colorado Springs, CO 80908

Date: 10/03/2025

Owner Name: Curtis L. Turner, Araceli Turner, Keaton L. Turner, Brittany C. Turner

Phone: 719-688-2361

Email: celigarciaturner@gmail.com

Applicant Name: Curtis L. Turner, Araceli Turner Keaton L. Turner, Brittany C. Turner

Phone: 719-688-2361

Email: celigarciaturner@gmail.com

Property Address: 9755 Bennison Terrace, Colorado Springs, CO 80908

Tax Schedule Number: 5222002007

Current Zoning: RR5

Project Summary:

This Letter of Intent is submitted in appeal for a Special Use Permit to allow for permanent occupancy Accessory Living Quarters on a Rural Residential property with RR5 Zoning. The ALQ will comply with applicable uses outlined in the El Paso County Land Development Code (LDC) Section 5.2.1 and is intended solely for use by immediate family members (grandparents) to assist with childcare and any future medical or care needs of family members. No commercial or rental activity will occur at this residence.

Zoning & Overlay

The property is currently zoned RR-5, and no overlay zoning districts such as CAD-O are known to apply to this parcel.

Use Compliance and Standards

The proposed ALQ shall:

- Be exactly 1500 square feet of habitable living space with no garage.
- Be located on the same lot as the primary residence.
- Share utility connections with the main house where applicable.
The new ALQ and the main house will share an existing well on the property (see well permit), share electricity provided through Mountain View Electric, and natural gas through Blackhills Energy (see proof of utilities).
- Be served by a new septic system to be installed prior to occupancy of the ALQ.
- Comply with all applicable standards under the LDC, including setbacks, height, and utility connection requirements.

We understand that a notarized affidavit prohibiting rental use will be required as part of this application.

Criteria of Approval—Chapter 5 Compliance

1. **Health, Safety, and Welfare**—The ALQ will be safely constructed to building code standards and have adequate utilities, sanitation, and access.
2. **Compatibility**—The ALQ use is consistent with surrounding large-lot residential and agricultural uses in the area.
3. **Infrastructure**—The ALQ will not burden existing roads, utilities, or public services.
4. **Zoning and Master Plan**—The use complies with ALQ standards of RR-5 zoning and aligns with the intent of rural residential development.

Family Hardship Justification

The ALQ is proposed to provide housing for immediate family members who are also owners of the property with a need to live on the property for ongoing family care and support. This arrangement allows the family to meet personal and medical needs while maintaining proximity, consistent with Section 5.2.1.H.2 of the EPC LDC regarding extended family housing.

Master Plan Compliance

The ALQ is consistent with El Paso County Master Plan, including Large-Lot Residential and Forested Area policies

- **Environmental Preservation**—The development is small-scale and low-intensity, minimizing impact to the natural forested surroundings and maintaining the character of the area.

- **Stormwater & Erosion Management**—The project disturbance area is less than one acre, so an Erosion and Sediment Control Plan (ESQCP) is not required per EPC Stormwater review. Standard site grading and drainage practices will be followed to minimize erosion.
- **Access & Safety**—The ALQ will utilize existing access on Bennison Terrace, ensuring safe ingress and egress for residents and emergency service.
- **Design & Placement**—The ALQ is sited near the main residence and barn in a meadow, clustering development and reducing environmental impact.
- **Land Use Compatibility**—The proposal is consistent with surrounding single-family and rural residential uses while preserving the low-density rural character outlined in the Master Plan
- **Community & Aesthetic Integration**—The ALQ is clustered near the barn in a meadow and designed to preserve natural views and minimize visual impact maintaining the identity of the forested neighborhood

Traffic Access

Traffic generated by the ALQ will be minimal and limited to one additional household. No change to existing access or entrance point on Bennison Terrace is anticipated.

The project will comply with requirements of the Black Forest Fire Rescue Protection District. The ALQ will be mitigated to Colorado State Forest Service specifications within 100 feet of the structure. All driveways and access roads will meet NFPA standards, with a minimum width of 14 feet and sufficient space provided for fire truck turnaround at the end of the driveway.

We respectfully request that this Special Use Permit be approved based on the proposed compliance with the LDC, alignment with the County Master Plan, and limited scope of the ALQ use.

Required Statements

- The El Paso County Road Impact Fee is applicable to this application and will be assessed at time of the building permit (see attached Road Impact Fee Acknowledgment).
- There will be negligible traffic increase from the new ALQ, limited to 3 vehicles making an additional 2-5 trips per day.
- Raygor Road, a paved rural road adjacent to and east of the property, will not have a traffic access point as no new entrance to the property is anticipated.
- Bennison Terrace, a dirt rural road adjacent to and north of the property, has a current access point or driveway accessible to vehicles, service and delivery trucks.
- No new pedestrian or bicycle traffic is anticipated.

Drainage Impacts

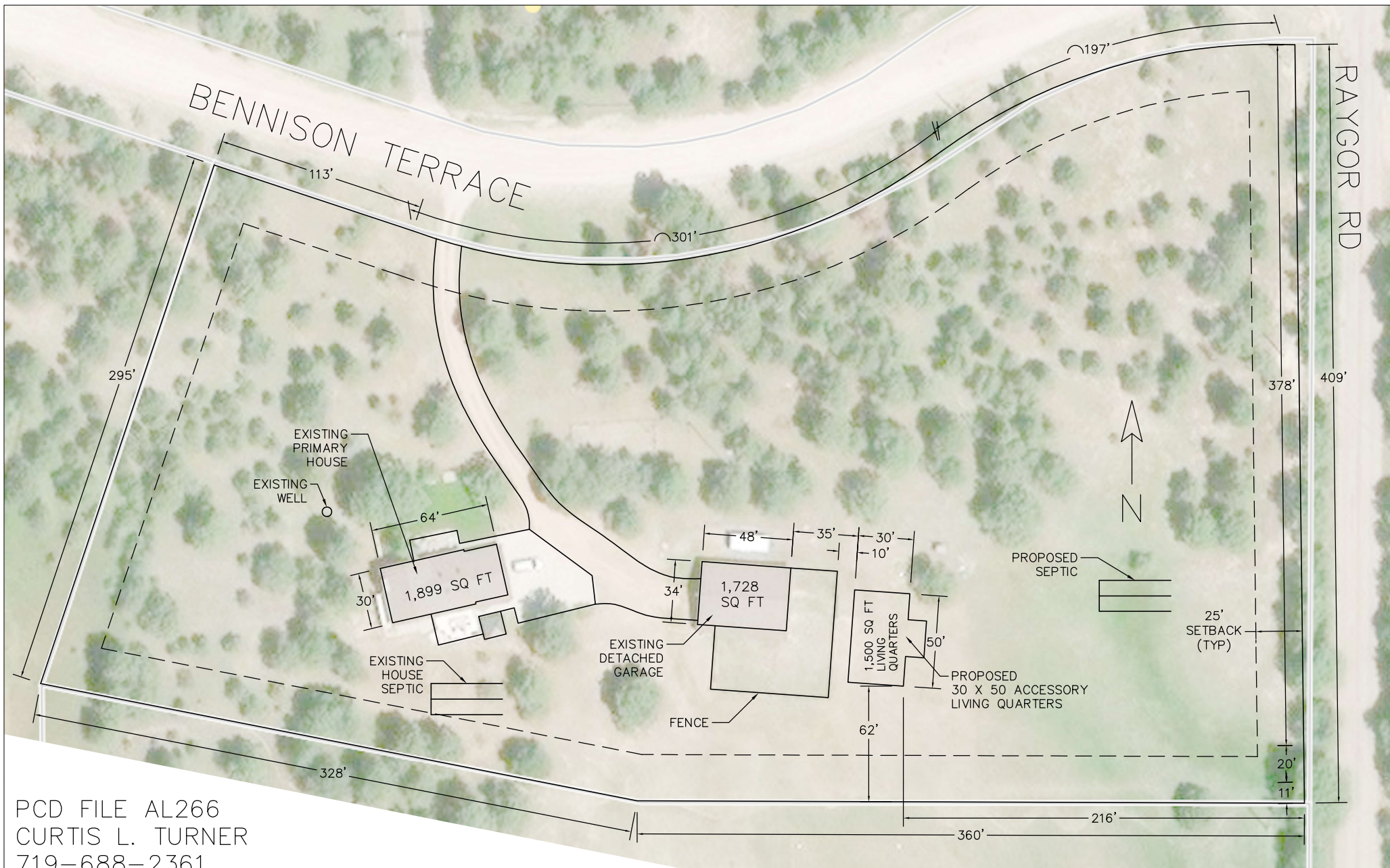
- The property is in an area of minimal floodzone risk, or FEMA Floodzone X, based on review of FEMA FIRM number 08041C0535G, effective on 12/7/2018.
- Draining from the proposed structure will not adversely affect neighboring or downstream properties. The roof drains and ground around the proposed structure will be graded to drain away from the foundation and shall be stabilized to prevent erosion.
- There is currently a natural drain or draw sloping down and flowing east from the existing home toward Raygor Road (a paved rural road east of the 4.7 acre property). The end-point of the draw is a ditch along Raygor Road. The new ALQ will also drain east toward the Raygor Road (see site plan).

Sincerely,

The Turner Family

719-688-2361

celigarciaturner@gmail.com



PCD FILE AL266
 CURTIS L. TURNER
 719-688-2361
 CELIGARCIATURNER@GMAIL.COM
 9755 BENNISON TERRACE
 COLORADO SPRINGS, CO 80908
 LEGAL DESCRIPTION: LOT 18 RAYGOR SUB
 SCHEDULE NUMBER: 5222002007
 ZONING: RR5

30 X 50 ACCESSORY
 LIVING QUARTERS

PLOT PLAN
 SCALE - 1"=70'

REV 2 6/4/26	DRAWN BY: NLN	DATE: 10/22/25
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