

Letter of Intent for Site Development Plan

Monument Glamping El Paso County, Colorado



Chris & Wendy Jeub
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Project #EA21240
Prepared: August 1, 2022



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VISITOR CENTER

Property Information

- Address: 16315 Rickenbacker Ave, Monument, CO 80132
- Owners: Chris and Wendy Jeub (since September 2000)
- Property Tax Scheduling Number: 7127001011
- Current Zoning: RR5

Application

We are requesting approval of the Site Development Plan for a "Special Use as a Recreation Camp" allowed in Table 5.1 Principal Uses in the El Paso Land Development Code in the RR-5 Residential Zoning District.

To Whom It May Concern,

We are Chris and Wendy Jeub, applicants for a Special Use on our property for a glamping operation known as "Monument Glamping."

JUSTIFICATION. Our rural-residential property is ideally located in unincorporated El Paso County between the town of Monument and Pike National Forest. Monument Glamping primarily hosts couples traveling through the area or "staycationers" seeking peace and solitude free from urban influences. The property meets most of the requirements for this use. See the Special Use Map for site and building information.

REQUEST. Monument Glamping's site development will include four "Premium" sites and four "Off-grid" sites. The Premium sites will consist of permitted platforms where safari-style tents will be placed and a sitting deck off the front door. The Premium sites will also include a single parking spot and a two-door structure for a toilet and shower stall. The Off-grid sites will be located in the floodplain, accessible by walking from the end of the driveway where there will be parking spots and a communal bathroom. Overall the proposed structures include tent platforms, bath and shower stalls, and a new septic tank. Landscaping will allow for safe access throughout the property.

PHASES. Existing Premium sites include platforms that will be rebuilt upon approval to meet PPRBD code enforcement standards. Off-grid sites will also be built upon approval of this Site Development. Water permit and septic has been completed. Engineering for water and septic allows for eight sites total. A barn site is noted on the Site Map but will not be built until funds allow for it, anticipated in 2024.

Discussions for Approval

All references below are taken from *El Paso's Land Development Code* found at https://library.municode.com/co/el_paso_county/codes/land_development_code.

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.

GENERAL STANDARDS. Our property is zoned RR-5 defined in the Land Development Code in 3.2.2(A):

RR-5, Residential Rural District. The RR-5 zoning district is a 5 acre district intended to accommodate low-density, rural, single-family residential development.

Our family will be full-time occupants of the main single-family residential home located on the property. Monument Glamping will take place on the rest of our 6.44 acre property. Monument Glamping is a Recreation Camp allowed in the Land Development Code (see Table 5.1 Principal Uses) as a Special Use in RR-5 districts. Our Special Use Permit was approved on July 26, 2022.

Under Chapter 6 of General Development Standards, the Code explains the chapter "is enacted for the purpose of promoting the health, safety, convenience, and welfare of the general public and to establish standards for design and operation of uses which will encourage the development of sound, economical, stable neighborhoods and create a healthy environment for present and future inhabitants of El Paso County, Colorado" (6.1.1).

ENVIRONMENTAL STANDARDS. The property consists of 6.44 acres with Monument Creek flowing through the east side of the property (see Site Map). Most of the landscape consists of native grasses and brush, with a few spots of brush oak and pine trees. This site development proposes some new planted trees and brush (see Landscape Plan Drawings). Premium sites will be located outside the floodplain, and Off-grid sites will be walk-in sites within the floodplain. Frequent sightings of wildlife include mule deer, coyotes, raptors, and waterfowl. Mouse habitat will not be affected (see USFWS letter in Special Use Application). All trash is removed by cleaners and collected in a 4-yard lockable dumpster, serviced weekly by a commercial vendor.

A discussion regarding the provision of utilities.

PREMIUM sites will each include a bathroom toilet and shower stall. These stalls will be hooked to the current water source on the property and waste into a new septic tank and leach field (field studies and construction quote included in this request). Electrical will be run from the current electrical source (see Mountain View Electric letter in Special Use Application).

OFF-GRID sites will be "walk-in" sites located closer to the creek. A shared bathroom

and toilet will be located at the parking area and will include a potable water source to haul their own water.

Floor Plans for the PREMIUM and OFF-GRID sites are included in this submittal. Water will draw from the homestead's water well (see upgraded water well permit). All sewage from premium sites and the shared stalls by the off-grid parking area will funnel into a new septic tank to be built following approval (engineering specifications and construction quote attached).

A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.

- Traffic. Rickenbacker Avenue is on the outskirts of Pine Hills Subdivision. Traffic is already far below capacity. A separate traffic study was not required for the Special Use.
- Driveway. All surfaces will be a combination of decomposed granite and crushed gravel. Visitors will use the existing entrance that will branch off to the north of the main property. An excavation quote has been attained to allow for a safe entrance onto the property.
- Parking. Each glamping site will be allowed one vehicle. Parking spots will be 10-foot width and 19-foot depth. The PREMIUM sites will have their parking spots located next to their tent. These parking spots will be marked with a "guest parking" sign and landscaping timbers. The OFF-GRID glampers will park at the end of the driveway where a small 5-car parking lot will be located. These parking spots will be marked with signs and landscaping timbers. These glampers will be instructed to walk into their sites.

A discussion and justification for any alternatives being requested.

No alternatives are requested.

Conclusion

We trust you will find our application for Monument Glamping's Site Development acceptable. We look forward to working with the County in processing this application and resolving any outstanding issues.

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
Addenda After 11/7/22 Review:

- "Include how many people can fit in one tent. How many parking spots are allotted for premium sites?" Answer: Two adults, two children. One parking spot per premium tent.

- “Note: Road impact fees will be due for this application. Include a statement that includes an acknowledgement from the applicant about road impact fees being due at the last land use approval.” Answer: I contacted Lupe Packman, El Paso County Engineer, and confirmed that road impact fees will be added at each site building permit.
- “Identify how much land area will be disturbed to construct the proposed development. Also discuss whether drainage runoff patterns will be affected by tent installations.” The landscaping performed for the tent platforms and parking spots are estimated at 120 square feet for the tents and 80 square feet for the single parking spaces. Drainage runoff patterns will not be affected.

Addenda After Planning Meeting 5/31/23:

- Questions concerning landscaping were included in the 12/27/22 review. See new landscaping map with comments. Answers were also provided by our contracted landscaper Cory Hayes of Goodspeed Lawn & Design:

MATERIAL KEY			
	EXISTING PINES	EXISTING	22
	EXISTING UPRIGHT JUNIPERS	EXISTING	13
	EXISTING GAMBEL OAK CLUSTERS (5-8 TREES PER)	EXISTING	6
	HACKBERRY (REQ'D)	2" CAL.	6
	AUSTRIAN PINE (REQ'D)	6'-0" MIN.	11
	CUT-LEAF MAHOGANY (REQ'D)	10 GAL.	7
	CONCRETE PADS	1010 SF	
	3/4" ROCK	4500 SF	
	BREEZE PATHWAY	2300 SF	
	PEA GRAVEL PADS FOR TENT SITES	860 SF	

→ This needs to be added to the landscape plan

NOTES

- * BREEZE PATHWAYS ARE TO BE APPLIED TO ALLOW FOR PAVERS OR FLAGSTONE TO BE ADDED AT A LATER
 - * SOIL AMENDMENTS FOR THE PLANTINGS SHOULD BE A COMPOST AND PEAT, OR COMPOST AND MANURE MIX
 - * ALL NEW PLANTINGS WILL BE PLANTED IN EXISTING MEADOW GRASS WITH A 3'-0" DIA MULCH RING AROUND BASES
 - * CABINS TO BE SET ON CONCRETE PADS
 - * TENT SITES ARE PEA GRAVEL OR 3/8" ROUND STONE
- “Please contact El Paso County Public Health at 719-578-3199, option 3, regarding the “private” hot tubs available at the Premium Sites. More information is required on their operation.” Communication has happened with Mike McCarthy via email and Kat McGarvey onsite concerning the type of hot tub that can be included without regulation. These communications are ongoing at the time of this application, but Monument Glamping will comply with the standards

set forth by El Paso County Public Health.

- SDP comments from 12/27/22 are depicted on the new Site Map.