

This is not a site plan. Page 6 gets close, but will need to be updated prior to resubmittal. A site plan will be a spacial/visual representation of the property. It may include notes and tables, but does not include pages of narrative. Here are some examples to take a look at: VA243; VA248; VA247

**SITE PLAN**

**Variance of Use (VA) Request**

**Property:** 11910 Green Acres Lane. Colorado Springs. CO 80908  
**Zoning:** RR-5 **Keep this info, but move to site plan and reformat as necessary**  
**Lot/Parcel S**  
**Legal description:** Lot 2 Treasured Acres Fil No 1  
**Applicant/Owner:** Sterling Providence, LLC  
**Representative:** Holly Eide, [sterlingprovidence@gmail.com](mailto:sterlingprovidence@gmail.com), 763-291-1572  
**Parcel/Tax Schedule No.:** 5215001032  
**Date:** March 24, 2026

**Lot Area Coverage**

Under El Paso County RR-5 zoning, maximum lot coverage the residence and driveway. The site is approximately 11. below the allowable coverage limit.

**Keep this info, but condense - I see summary tables used to communicate things like lot area coverage, building square footage, parking calculations, etc.**

when combining space, well

**Existing / Proposed Land Use**

- Existing - Residential Rural.
- Proposed - Variance of Use for low-intensity indoor administrative office and podcast / media production use within the existing residence/building, with limited accessory storage incidental to the primary use.

**Total Gross Building Sq. Footage:** 16,000+ (Residence 8,509; Garage 7,605)



**"Office/Media Production Studio"**

**No Physical Alterations:** No new building additions are proposed as part of this Phase 1 Variance of Use application.

**Property is zoned RR-5 Residential Rural**

To reduce the impact and retain the residential character of the surrounding neighborhood, it is proposed that parking for staff not require cre needs of the staff b **You'll show this on the site plan rather than describe it in a note. This statement could be added to Letter of Intent.** way to meet the

**Is there a phase 2? If not, remove "Phase 1". If yes, please discuss Phase 2.**

~~**Road Impact Fee**~~

~~Is applicable to this Variance Use application.~~

- ~~Following categories proposed: Warehouse and/or office~~
- ~~Owner agrees on behalf of self and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution, or any amendments thereto, at or prior to the time of building permit submittals. If not paid, at final plat recording, it shall be documented on all sales documents and plat notes to ensure a title search would find fee obligation prior to sale.~~

~~**Landscape Plan**~~

~~Separate plan submitted to meet county standards for mitigation and lower residential impact.~~

## Lighting

Move to letter of intent

No lighting is proposed under this application. Lighting remains residential in nature as approved after final construction.

## Open Space / Landscaping

- **Disturbed Areas** - A separate disturbed-area / revegetation exhibit is also attached. Proposed revegetation area shown in red, proposed to maintain less than 1 acre disturbance. Identified bare or previously disturbed areas proposed as stabilized open landscape. You'll show this on the site plan and/or landscape plan rather than describe it. This statement could be added to Letter of Intent.



- **Parking**

- Roadway landscaping is not applicable due to lack of frontage.
- 12 spaces
- 15 spaces or more trigger requirements for landscape.
- Staff parking is accommodated within the existing driveway / paved area.
- No striped parking lanes are proposed at this Phase 1 stage.

- **Buffering** - A preliminary landscape and screening plan is submitted with the application. Existing evergreen tree lines along the south and east property interfaces are proposed to remain and be counted toward required buffering to the extent allowed by County review. Supplemental evergreen infill is proposed where needed to address gaps in screening or tree count compliance. A 15-foot landscape buffer study area is shown along the affected residential interfaces, and a 6-foot opaque screening treatment is proposed where required by final County review.

You'll show this on the site plan and/or landscape plan rather than describe it. Please indicate the location of the fence on the site plan as well as a description of the materials if known - If not known fencing material can be determined at Site Development Plan stage.

Pictures can be incorporated in your Letter of Intent and/or your presentation(s) to PC and BoCC, but they are not part of a site plan.

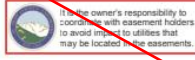






add note

SFD24199  
PLAT 14955  
RR-5



332'

APPROVED  
Plan Review  
01/04/2024 11:31:51 AM  
(Address)  
EPC Planning & Community  
Development Department

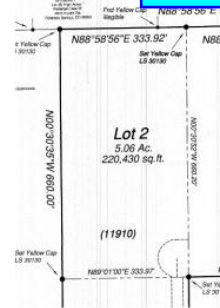
ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OPERATE THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAWS AND/OR REGULATIONS.  
Planning & Community Development Department  
approval is contingent upon compliance with all  
regulatory provisions on the recordable plat.  
An easement approval is granted by the  
Planning & Community Development Department  
prior to the establishment of any driveway onto a  
County road.  
Division of the use of any drainage may  
need potential approval of the  
Planning & Community Development Department

APPROVED  
SEAL  
01/04/2024 11:31:51 AM  
(Address)  
EPC Planning & Community  
Development Department

Address:  
11910 Green Acres In  
Colorado Springs, CO  
80908

Legal Discription:  
LOT 2 TREASURED ACRES FIL NO 1

Tax Schedule Number:  
5215001032



The owner(s) agree on behalf of him/herself and any developer of builder successors and assignees that owner and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 25-337), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

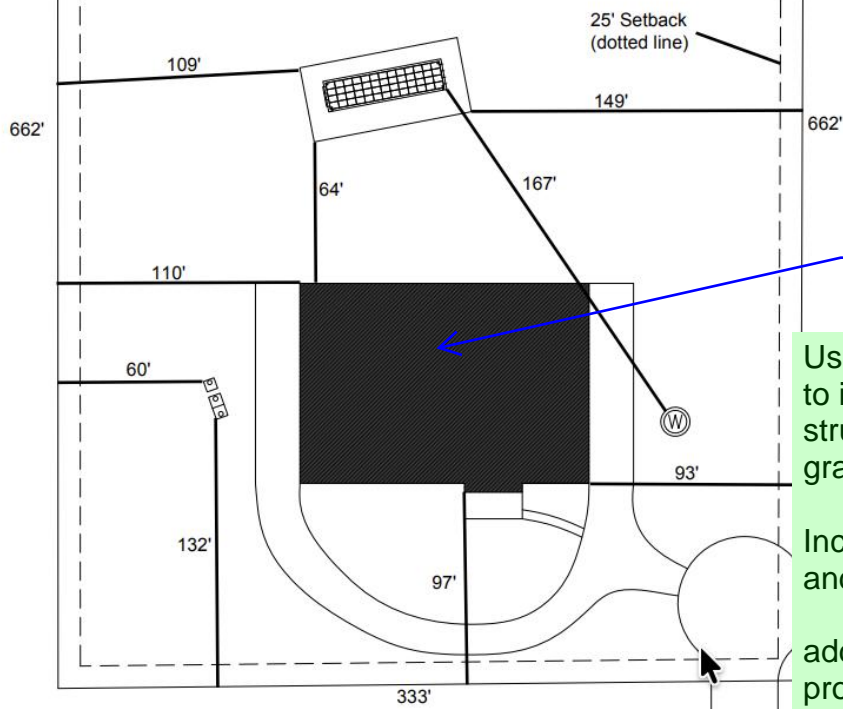
Add and label existing shipping containers to the side dev plan

Update site development plan

This document was the site plan for the residential property

Remove the old County approval stamps

label the structure Office Building



label structure as Office/Studio and add sqft. 15,534sqft

Use different patterns/shading to identify and differentiate structures, grass, asphalt, gravel, etc.

Include all structures on site and delineate parking area

add vicinity map showing the property in relation to section lines and existing or proposed aerial or collector roads

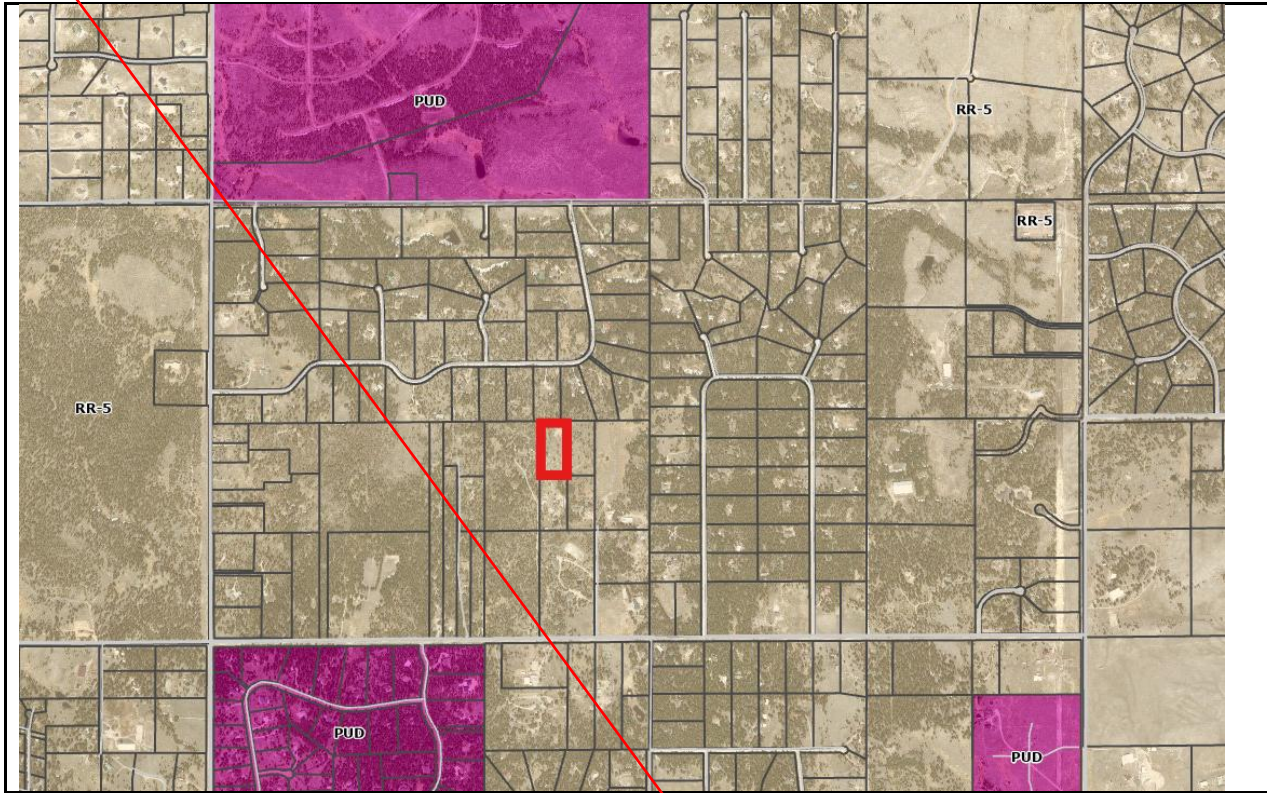
add graphic scale



Released for Permit  
02/26/2024 2:41:56 PM

This is a good start for your site plan. Please take a look at the examples for how this should be fleshed out with the information in note and table form rather than narrative. There will likely be more comments from staff in the next round of review when we have a true site plan to review. It does look like this is not consistent with the aerial imagery, so either update as necessary or indicate what is existing vs proposed.

### Zone Map (existing conditions of approval)



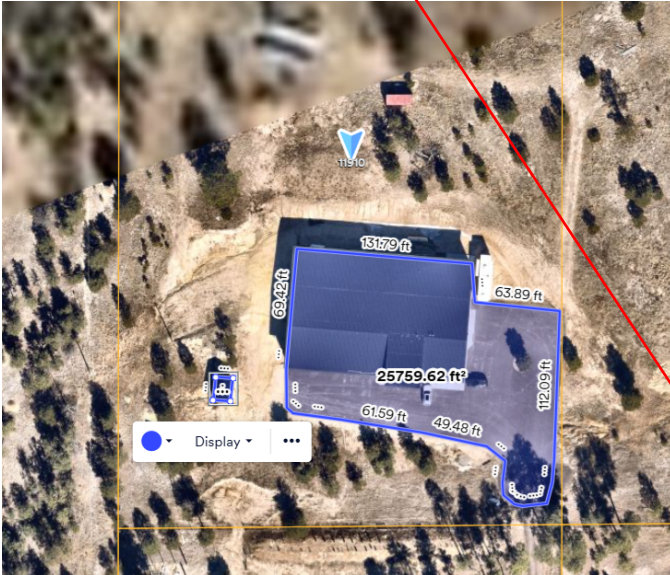
### Zoning District Requirements (density, lot size, lot design standards, building setbacks)

Zone District	Min. Lot Size	Min. Setbacks			Max. Lot Coverage	Max. Height
		Front	Rear	Side		
<b>RR-5</b>	5 acres	25'	25'	25'	25%	30'

### Drainage:

- Drainage basin and bridge fees are only assessed with a subdivision action; these fees do not apply to this application.
  - This property is in Zone X, Area of Minimal Flood Hazard, based upon review of the FEMA FIRM. The flood map for the selected area is number **08041C0320G**, effective on **12/7/2018**. This area does not contain a regulatory floodplain.
  - The previously completed drainage report for this subdivision can be found on EDARP under PCD File No. MS219: <https://epcdevplanreview.com/Public/ProjectDetails/175501> .
  - EPC Stormwater Permit (ESQCP) is needed if one of the following criteria are triggered:
    - Mitigation for Item 1 below is being addressed and will meet county requirements.
    - Items 2-4 are not present nor being proposed.
1. Develop the site and disturb >1ac of soil, or:

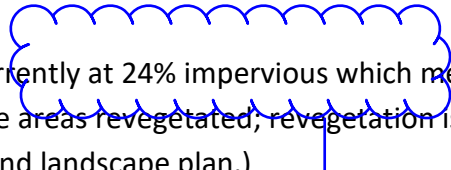
- 2. <1ac of soil disturbance but the site is part of a larger common plan of development, or:
- 3. Cut and/or fill >500 cubic yards of soil, or:
- 4. The site is located in or adjacent to a sensitive area.
- If/when the site has >1ac of un-excluded soil disturbance, a stormwater quality treatment facility (PCM) will be needed for the runoff from the non-excluded areas. Exclusions can be found in our PCM Applicability Form and ECM Appendix I.7



**Applicable to our application:** Large Lot Single Family lots with Land Disturbance to Undeveloped Land that (per Appendix I.7.1.B.7) Agricultural zoned lands, greater than or equal to 2.5 acres with a total lot impervious area of less than 10 percent. A total lot impervious area of 10 percent is allowed when a study specific to the site and projected soil and vegetation conditions are suitable for a typical site”

**Example:** Parcel currently at 24% impervious which meets the 10% threshold if bare areas revegetated; revegetation is required in disturbed areas and landscape plan.)

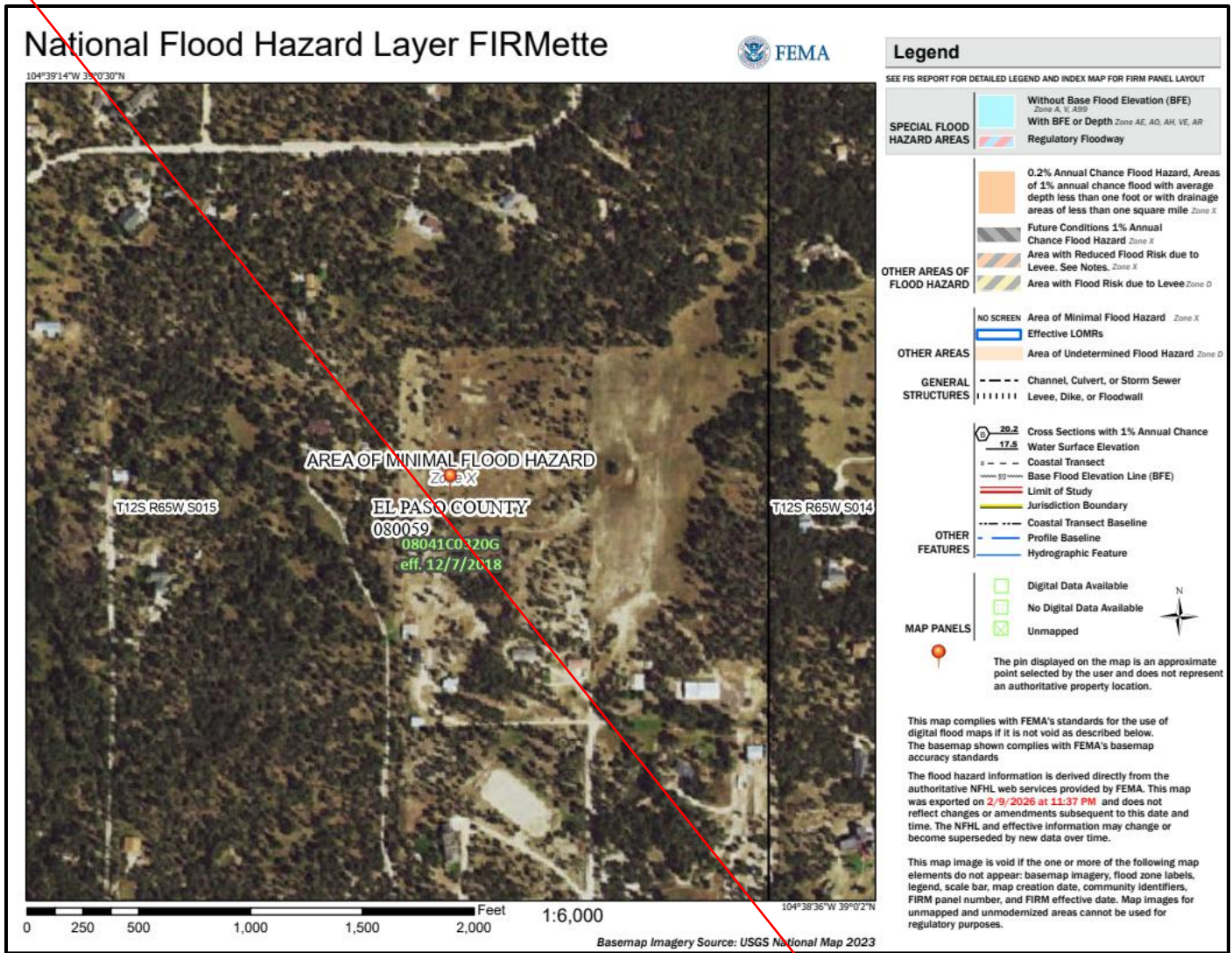
Site Development Plan, no



building and paved areas show impervious at ~11% Non vegetated or bare soil areas are not considered impervious

The Letter of intent should explain how these bare soil and disturbed area will be restored and re-vegetated.

Add statement that the development will not have adverse drainage impacts to adjacent or downstream properties with respect to stormwater runoff.



**Detention/Water Quality PCM & Downstream Conveyance Information**

Per ECM Chapter 3.2.8.B: "The proposed project or developed land use shall not change historical runoff values, cause downstream damage, or adversely impact adjacent properties."

- No change to existing structure, land or additional disturbed areas are proposed. T



### Wildlife impact

- This property is considered to have a low wildlife impact potential.

### El Paso Master Plan

#### Placetype:

Character: Large Lot Residential

*The Large-Lot Residential placetype supports the rural character of the County while providing for unique and desirable neighborhoods.*

### Character

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

### Land Uses

#### Primary

- Single-family Detached Residential (typically 2.5-acre lots or larger)

#### Supporting

- Parks/Open Space
- Commercial Retail (Limited)
- Commercial Service (Limited)
- Agriculture

### Area of Change Designation:

Description: Minimal Change Undeveloped

### Minimal Change: Undeveloped

The character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character. New development may also occur in these areas on previously undeveloped land, but overall there will be no change to the prioritized rural and natural environments.

**Key Area:**

Description: Forested Area

## Forested Areas

This Key Area includes parts of the County where natural forests are the predominant feature such as Black Forest, areas north of Peyton, and areas along Highway 115 as well as lands within Pike National Forest. Pike National Forest is one of the County's largest natural amenities and tourist destinations. Continued coordination with the U.S. Forest Service is critical to ensuring future development in areas adjacent to the Forest do not negatively impact the natural environment. There are also many established communities within Pike National Forest particularly in Ute Pass and along Highway 115. New development and any redevelopment in these locations should be of a lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soil erosion related to poor planning, design, and construction.

Managed residential growth, along with supportive commercial uses, have helped the other forested areas preserve their natural amenities while supporting the daily needs of a thriving local community. The seamless connection between the natural environment and small-scale, low intensity development is critical to their identity. All new development and redevelopment in this Key Area should strictly adhere to the transportation and infrastructure, stormwater requirements, built form, and transition guidelines outlined in their appropriate placetypes. Each development proposal should also be reviewed on a case-by-case basis to determine its specific impact on the forested area and the established character of the individual community.