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**Monument Glamping 2
Site Development Plan
Letter of Intent**

PPR2433

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TAX SCHEDULE NO: 61000-00-112
ACREAGE: 5.95 acres
ZONING: RR-5 (Residential Rural)
Utilities: well (water), septic (wastewater), MVEA (electric)

Request:

A request for site development plan approval allow for a 12-unit recreation camp pursuant to the special use approval (PCD File No. AL2318). With the exception of the alternative landscape plan, the proposed development is in full compliance with all El Paso County regulations.

Site Description:

The recreation camp will not include any new permanent structures. Each site will be utilized for temporary accommodations, such as a recreational vehicle, tent, or yurt. Each site will be 11.5' x 40' and will include one parking space.

Lighting:

No new permanent lighting is being proposed. All site lighting will be provided by lights either attached to temporary accommodations (e.g. exterior lights on a recreational vehicle) or by the individual site patrons (e.g. lantern associated with a tent). Quiet hours will be enforced and will begin at 10pm, including elimination of lights associated with temporary accommodations.

Substitute Landscape Request:

Pursuant to Section 6.2.2.A.4 of the Land Development Code (LDC), the Director may approve a substitute plan, provided the proposed landscaping provides an equivalent. The LDC requires perimeter landscaping of one tree per 15 feet when a commercial use is adjacent to a residential use/zoning district along with a solid privacy fence. All surrounding properties are residentially zoned.

The property is 5 acres in size and is fully treed. Although the screening doesn't meet the LDC requirement for a solid privacy fence, there property greatly exceeds the required tree plantings. The use will be screened from the residential property by the existing mature vegetation. The property owner has met with the adjacent property owners regarding the improvements to the property and they have no objection to the proposed alternative request.

Wildfire Mitigation

Defensible space will be created around each unit pursuant to the Colorado State Forest Service “Home Ignition Guide”. Additionally, Monument Fire will be consulted prior to thinning to advise if additional mitigation measures are needed.

Traffic

Please review the Traffic Study dated March 12, 2024 prepared by SM Rocha for details regarding traffic generation. It is anticipated that the use will generate a total of 65 average daily trips at full buildout. The Study did not identify the need for any roadway improvements.

Access to the site will be via Highway 83. The CDOT access permit 223018 has been issued. CDOT will require proof of a cross-access-easement to allow a future frontage road prior to issuance of the a notice to proceed. This access easement has been executed and is included in the site development submission and has been submitted directly to CDOT.

Road Impact Fee

The property owner agrees to pay the road impact fee pursuant to the calculation within the associated Traffic Study dated March 12, 2024 prepared by SM Rocha. One half of the road impact fee (\$33,672) will be paid at the time of approval of the site development plan. The other half of the road impact fee (\$33,672) will be paid prior to construction or use of more than 12 sites.