

A lighting plan was not provided with this application. If there is no proposed on-site lighting, please indicate so in this letter. If there is on-site lighting, you will need to provide a lighting plan and demonstrate compliance with Sec. 6.2.3 of the Code.

16392 Timber Meadow Drive
Colorado Springs, Colorado 80908
(719) 964-6654

December 29, 2021

Please add "PCD File No. PPR-22-001" to the header.

C/o El Paso County Planning Department
2880 International Circle, Ste 110
Colorado Springs, CO 80910

Re: Letter of Intent – Site Development Plan - Rael Storage – Special Use RHOC – AL1918

Property Address: 18220 State Highway 83, Colo. Spgs., CO 80908
Tax Schedule #61000-00-489

To whom it may concern:

Please accept this letter of intent from CTR Engineering, Inc. for a special use permit for RV/Trailer storage.

Site Location, size, and zoning:

This project is located along Highway 83, South of Highway 105 and east of the Canterbury East Subdivision. The property is 40.2 +/- acres, surrounded by other large land parcels to the north and south, Highway 83 to the east and RR-5 (horse and pastureland) to the west. The property is zoned RR-5.

Background:

This property owner wishes to rent less than 50 spaces for RV/trailer's storage only, which is less than 2% of his overall land. Just north of this property is a barn and additional horse-riding areas. Horse trailers are parked weekly at the property to the north along with trucks and cars for people to ride their horses. Currently the existing RV/trailers are parked along the fence lines there is a no build area on the other side of the fence.

Existing and Proposed facilities, structures, roads, etc:

No onsite or offsite roadway improvements are required for this application. The land consists of an existing single-family home, horse out-barns, and horse-riding arenas.

Water Supply and Sewer Sanitation Services:

All land in this area is on well and septic. Electric and gas are provided to the existing residential home. No additional utilities are required for the storage area.

Drainage Improvements:

No drainage improvements are required. No grading is proposed. The RV/Trailers park on the grass.

Landscaping:

No landscaping is proposed for this project. Only existing natural landscaping will be used.

Access:

This property along with an additional large lot located north of this project share an access off Highway 83. RV/trailers will share this same access point.

Necessary Service:

All necessary services, including police and fire protection, and transportation systems, are

This will not be acceptable. You need to use landscaping to screen the use from view of the adjacent properties. LDC Sec. 6.2.2.D.2 requires landscape buffering between non-residential and residential zoning districts.

available to serve this location.

Fire Protection:

Tri-Lakes-Monument Fire Protection District will provide fire protection for this area. No waterlines exist within this area of the County, the potential for stored RV/Trailer fires is remote. The RV/Trailers are unoccupied.

Offsite & Public Improvements:

No offsite or public improvements will be required with this special use request.

Mining Deposits:

No mining deposits existing within this property.

Signage:

The LDC allows for 2 signs not to exceed 6sf and 8-feet in height. There are 3 existing signs on the property because two of them are for the horse stables and riding center, which is jointly owned by this property owner and the property owner to the north. This property owner is asking for a variance to the two signs rule to allow for 3 signs. The dimensions of the signs are as follows: First (6'x5'x8'H), second (5.9'x2.3'x8'H), and third (6'x2.4'x8'H). Because these existing signs are along Highway 83 they exceed the 6sf area the property owner is asking for a waiver of the 6sf max. limit.

Land Use and the El Paso County Policy:

This project follows the same land patterns as set forth in the approve County zoning code for RR-5.

Request & Justification:

RV/Trailer for the current land zoning is acceptable, with a special use permit.

Per LDC Sec. 5.2.29(B).

(C)Rural Home Occupations as a Special Use. (1) Applicability. This Section is applicable to a rural home occupation in the A-35 zoning district not meeting the requirements for a Rural Home Occupation in the A-35 Zoning District or in those zoning districts where a Rural Home Occupation has been identified as a Special Use in Table 5-2.

(2) Intent. The intent of allowing a rural home occupation as a special use is to provide a mechanism by which a business owner or entrepreneur may reasonably establish or expand their home occupation on a large residential, forestry, or agriculturally zoned property in manner that protects neighboring properties from extreme or unreasonable impacts.

Allowed Home Occupations. The following types of uses, in addition to those allowed as a residential home occupation, may qualify as rural home occupations, if the general standards of a rural home occupation are met:

- Vehicle storage

Response – The owner is asking for Vehicle storage as a use as allowed in the County Land Development code. Furthermore, the storage area will have no extreme or unreasonable impact on neighbor's properties as home prices in the area continue to skyrocket.

(4) Minimum Lot Size Required. A rural home occupation is allowed on any parcel that is 35 acres or more in area.

You can revise this section to simply state that there is a current special use permit. Reference the special use file number as well.

If you are going to propose this, you will need to submit a separate dimensional variance request to the Board of Adjustment. You cannot request a variance in this manner and this request will not be considered at this time without an official variance request. BOA variance fee is \$1,087 and may take several months to complete the process.

Response – The proposed project is located on 40.2 +/- acres of land.

Screening:

A proposed 6' cedar fence will be built to meet the screening requirements.

Variance –

Per LDC Sec. 5.2.29(B)(7)(a).

The RV, boat, and trailer storage shall be set back a minimum of 50-feet.

Response - The area where the RV/Trailer storage is proposed is along a barb wire fence line that borders "No-build" areas. The minimum distance to any possible structure is 95-feet with the average no-build distance from this project of 214-feet. The area to the west of this project is RR-5 (horse and pasture property) where owners have their own barns, riding areas, and store their own RV/Trailers on their lots. The owner proposes a 10-foot setback from the property line.

Per LDC Sec. 5.2.29(B)(7)(a). - Continued

... and are limited in combination to one acre or 5% of the total lot or parcel area.

Response - The area where the RV/Trailer storage is proposed is no more than 0.63 +/- ac., which is less than 1.6% of the total lot area.

Per LDC Sec. 5.3.2 (C). Special Use

• The special use is generally consistent with the County Master Plan for ranch property.

Response – 2000 TRI-LAKES Comprehensive Land Use Ordinance, which provides for mutually supporting interdependent land uses, including residential, commercial, industrial, and residential which provide for employment, housing, and services.

You do not need to justify the special use with this application. Please remove this justification. The above reference to special use permit will be sufficient for this application.

This storage area provides needed income to the property owner and meets this intent. The proposed storage use is in line with the County Master Plan for ranch property.

• The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;

Response – Per County LDC, the storage of RV/Trailers is an allowable land use. The surrounding area to the north is horse property with horse trailers storage. To the south and west is large horse properties with barns and pastures and resident RV storage. To the east is Highway 83. On the east side of Highway 83 is the new school and large forested single family lots.

• The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;

Response – The proposed use will have no impact on any public facilities.

• The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;

Response – There will be no congestion or traffic hazards as people normally only use their RV/Trailers once or twice a month on average. There is an existing legal access off of Highway 83.

• The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;

Response – This special use will not have any pollutions.

- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or

Response – The special use will not have any effect on public health or safety.

- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

Response – This special use does conform to all County rules.

Contact Information

CTR Engineering, Inc. is a full-service planning and engineering firm, representing Maingate Enterprises LLC (property owner). The following is the contact information for both parties.

Owner:	Consultant:
Maingate Enterprises LLC	CTR Engineering, Inc.
Steve Rael, Manager	Jonathan Moore, P.E.
18220 State Highway 83	16392 Timber Meadow Drive
Colo. Spgs, CO 80908	Colo. Spgs, CO 80808
Ph: 719-339-0836	Ph: 719-964-6654
Email: sraeljr@sprintmail.com	Email: Jonathan.moore@ctrengineering.com

We trust you will find our application for RV/Trailer Storage Special Use Permit acceptable. We look forward to working with the County in processing this application and resolving any outstanding issues.

Sincerely,
 CTR Engineering, Inc.
Jonathan Moore
 Jonathan Moore, P.E.
 Principal

Please provide a statement in the LOI confirming the proposed use will not adversely impact adjacent properties or existing drainage patterns.

Please see ECM Appendix B.1.2 for traffic impact study guidelines. In the Letter of Intent please address how the project will satisfy all 7 individual conditions listed in ECM Appendix B.1.2.D "No TIS Required".

You also need to include an analysis of Sec. 5.2.40 Outside Storage. See comments on the site development plan for more information.

If you re going to request alternative landscaping, you will need to demonstrate compliance with LDC Sec. 6.2.2.A.4 and you will still need to provide some screening in order to do so. Please add sections to this letter explaining compliance with landscaping, lighting, and parking sections of the Code.

- D. No TIS Required. No TIS is required if all of the criteria below are satisfied:
- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6)no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.
 - Pedestrian Traffic: Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic.
 - Bicycle Traffic: Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic.