


EL PASO COUNTY
COLORADO

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CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Nina Ruiz, Planning Manager
Gilbert LaForce, PE Engineer II
Craig Dossey, Executive Director

RE: Project File #: AL-19-034
Project Name: Turbo RV Renewal
Parcel No.: 71280-04-003

OWNER:	REPRESENTATIVE:
Eric Vandenhoeck 3885 Doolittle Road Monument, CO 80132	Eric Vandenhoeck 3885 Doolittle Road Monument, CO 80132

Commissioner District: 1

Planning Commission Hearing Date:	6/2/2020
Board of County Commissioners Hearing Date	6/23/2020

EXECUTIVE SUMMARY

A request by Eric Vandenhoeck for approval of a reconsideration of an expired special use for recreational vehicle repair as a rural home occupation. The five (5) acre property is zoned RR-5 (Residential Rural) and is located northwest of the Baptist Road and Interstate 25 interchange, on the south side of Doolittle Road, approximately 780 feet west of Lindbergh Road and is within Section 28, Township 11 South, Range 67 West of the 6th P.M. The parcels are located within the Tri-Lakes Comprehensive Plan (2000).

The existing business was legalized by an administrative special use approval with a five (5) year time limitation on November 26, 2014. The previous approval has since expired.

2880 INTERNATIONAL CIRCLE, SUITE 110
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
 FAX: (719) 520-6695

The applicant is seeking approval of a special use to allow for a recreational vehicle repair garage as a rural home occupation without expiration.

The El Paso County Planning and Community Development Department sent notification to the adjacent property owners for the administrative special use process. A complaint was received, elevating the item to the public hearing process. Since the item was elevated, the applicant has met with the adjacent property owner to discuss the concerns. The adjacent property owner has submitted a revised letter indicating they no longer object to the applicant's request.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by Eric Vandenhoeck for approval of a reconsideration of an expired special use for recreational vehicle repair as a rural home occupation

Waiver(s)/Deviation(s): The applicant is requesting a waiver of Section 5.2.29.B.7.a:

Outside storage, parking, and work areas are allowed provided these are setback a minimum of 50 feet from all property lines and are limited in combination to one acre or 5% of the total lot or parcel area, whichever is less. The screening standards of Chapter 6 of this Code shall apply to all outside storage areas.

The applicant will meet the overall area limitation for the outside storage area of no greater than five percent. The applicant is requesting a waiver of the screening standards of Chapter 6 of the Code. The applicant has screened the outside storage area with the existing buildings as well as plantings, however, the area is not 100 percent screened from view. The applicant received a letter from the adjacent property owner located in the rear of the property, which happens to be the property with the most significant visual impacts, requesting that no privacy fence be installed to screen the area and that the Board of County Commissioners approve a waiver of this request (see attached). The outside storage area is oriented so that the existing structures screen the storage from the view of the front but the rear is only screened by the vegetation planted by the applicant following the previous special use approval. Significant impacts

The surrounding lots all consist of at least five acres and are rural in nature. The predominant fencing types are split rail or livestock fencing. A privacy fence could cause the property to stand out and may actually defeat the purpose of the screening requirements, which is to mitigate visual impacts.

Authorization to Sign: There are no documents associated with this application that require signing.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

Pursuant to Section 5.3.2.C of the Land Development Code, the Planning Commission and Board of County Commissioners may consider the following criteria in approving a special use:

- The special use is generally consistent with the applicable Master Plan;
- The special use will generally 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;
- 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;
- The special use will not create unmitigated traffic congestion or traffic hazards on the surrounding area, and has adequate, legal access;
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
- 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
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

D. LOCATION

North:	RR-5 (Residential Rural)	Residential
South:	RR-5 (Residential Rural)	Residential
East:	RR-5 (Residential Rural)	Residential
West:	RR-5 (Residential Rural)	Residential

E. BACKGROUND

The property was zoned A-1 (Agricultural) on January 4, 1955, when zoning was first established for this area of the County. Due to changes of the nomenclature of the Land Development Code (2019), the A-1 zoning district has been renamed as the RR-5 (Residential Rural) zoning district. The property was platted as Lot 3, Block 3 of the Pine Hills Addition No. 3 subdivision on May 3, 1957.

The existing business was legalized by an administrative special use approval on November 26, 2014 with a five (5) year expiration. The previous approval has since expired. The applicant is seeking approval of reconsideration of the special use to allow for a recreational vehicle repair garage as a rural home occupation without expiration.

The El Paso County Planning and Community Development Department sent notification to the adjacent property owners for the administrative special use process. A complaint was received, elevating the item to a public hearing. Since the item was elevated, the applicant has met with the adjacent property owner to discuss the concerns. The adjacent property owner has submitted a revised letter indicating they no longer object to the applicant's request.

F. ANALYSIS

1. Land Development Code Analysis

Section 5.2.30.B.5, Rural Home Occupation, Allowed Home Occupations, of the Code, states:

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:

- Contractor's equipment yards, construction businesses, welding shops;
- Vehicle storage or repair businesses;
- Other small businesses which are rural or agricultural or ranching in nature; or
- Other small businesses which the PCD Director determines meet the intent of this Section of the Code.

Section 5.2.30.C.3, Rural Home Occupations as a Special Use, Intent, of the Code states:

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.

Section 5.2.30.C.3, Home Occupation, Rural Home Occupation as a Special Use, Where Allowed, of the Code allows for a rural home occupation as a special use in any residential, forestry, or agricultural zoning district provided the lot size is 5 acres or greater.

As discussed in the applicant's letter of intent, the applicant will have two (2) employees in the future, but currently only employs family members residing on the subject parcel. The traffic generated by the rural home occupation is not anticipated to exceed ten (10) average trips per day, which is below the Rural Home Occupation limitation of fifty (50) daily vehicle traffic trips.

The Code allows for five percent (5%) of the lot area to be utilized for outside storage, up to one acre in size, and that the outside storage area be 100 percent screened from view. The subject parcel is five (5) acres in size, which would allow for up to 10,890 square feet of outdoor storage area. The applicant is proposing a total of 10,102 square feet of area dedicated to outside storage. Visual impacts to surrounding properties are minimal due to the applicant locating all outside storage towards the center of the property, which is screened from view by the existing structures. In addition, vegetation was planted in 2014 with the original approval (see photo attached). The vegetation has not reached full maturity and does not fully screen the view. The applicant is requesting a waiver of the screening standards of Chapter 6 of the Code. The applicant has provided some screening of the outside storage area, however, the area is not 100 percent screened from view as required by the Code. The applicant received a letter from the adjacent property owner to the rear, which directly abuts the outside storage area, requesting that no privacy fence be installed to screen the area and that the Board of County Commissioners approve a waiver of this request (see attached).

Administratively approved special use applications for a rural home occupation are automatically limited to a five (5) year approval and are then subject to renewal. This item has been elevated to a public hearing so the standard five (5) year expiration period does not apply unless the Planning Commission and Board of County Commissioners add a condition limiting the approval. The applicant is requesting no time limitation be imposed.

2. Zoning Compliance

The property is within the RR-5 (Residential Rural) zoning district, which requires special use approval for recreational vehicle repair as a rural home occupation. Section 5.2.30.C of the Land Development Code (2019) outlines the standards for a rural home occupation as a special use. Except for the waiver request for screening, the applicant meets all listed criteria. The previous special use approval has expired. The property will be in compliance with the current zoning if the special use is approved..

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

Goal 7.1 Reasonably accommodate unique and special uses which provide value to the greater community and which can be made consistent with surrounding uses.

Policy 7.1.1 Accommodate unique combinations of land uses (such as employment and residential uses) on the same property if it can be demonstrated that aggregate impacts will be limited, adequate facilities and services will be available, and the use will be compatible with the character of the surrounding area.

Policy 7.1.4 Accommodate home-based businesses which do not detract from the character of residential areas, do not create substantial impacts on facilities and services, and do not require the imposition of conditions of approvals difficult to enforce.

Policy 7.2.2 Consider future combined impact of potential additional land use requests when considering individual applications for special or unique land uses.

Policies 7.1.1 and 7.1.4 specifically address home based businesses. The Plan encourages home-based businesses provided the use is compatible with the area and the aggregate impacts created by the use are limited. The impacts related to the rural home occupation include additional traffic as well as the potential visual appearance of outside storage associated with the business. The outside storage area is screened from view in the front of the property by

the existing buildings and eventually also by the additional plantings once they mature. The storage area is oriented towards the rear of the parcel which results in the most significant visual impacts being to the property owner in the rear. The applicant is requesting a waiver of the opaque fencing requirement pursuant to a request by the adjacent property owner to the rear who does not wish for any additional screening to be constructed.

No signage is proposed for the home occupation. Per the applicant's letter of intent, traffic is not anticipated to exceed ten daily trips even as the business grows. Per the applicants' letter of intent there will be no more than two (2) employees onsite. It is not anticipated that the home occupation will create substantial impacts on public facilities and services.

4. Small Area Plan Analysis

The property is located within the Tri-Lakes Comprehensive Plan (2000), specifically Sub-area 5, Mount Herman. The Plan does not anticipate or specifically identify Rural Home Occupations as an anticipated use, however, there are a couple of relevant goals and policies. Relevant goals and policies are as follows:

7.2 Maintain a diversity of lifestyle, densities and employment options.

7.2.1 To allow for a balance of mutually supporting interdependent land uses, including office, commercial, light industrial, and residential which provide for employment, housing, and services.

The special use will allow the property owner to continue their unique lifestyle of merging their rural residential lifestyle with their employment on the same parcel and allowing for those uses to be mutually supportive.

The Tri-Lakes Land Use Committee was sent a referral for this application and did not provide any comments.

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 6.1.3- Identify ways to provide landscaping flexibility in design where requiring strict compliance with the County's landscaping standards would be contrary to the goals of this Plan.

Following the initial 2014 special use approval the applicant installed several plantings consisting of native plants which require little water. An adjacent property owner objected to the installation of a solid privacy fence to screen the property. The applicant could alternatively provide additional plantings in order to achieve a 100 percent screening. This would require far more plantings and additional water usage in order to establish the plants.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. The use is has been in existence for a number of years. No additional wildlife impacts are anticipated at this time.

The Master Plan for Mineral Extraction (1996) identifies potential stream terrace deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the Parks Section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Staff did not identify any inconsistencies with the 2016 Major Transportation Corridor Plan (MTCP) as the use will add less than 50 average daily trips.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified in the review of the special use.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential.

3. Floodplain

The subject property is not located within and does not contain a designated FEMA 100-year floodplain. This site is shown on FIRM map sheet number 08041C0260G, which has an effective date of December 7, 2018.

4. Drainage and Erosion

The site has been previously developed. No new development is proposed at this time. No adverse drainage or erosion impacts are anticipated with this use.

5. Transportation

It is anticipated that operation of the recreational vehicle repair will add less than 50 average daily trips (ADT). Therefore, no improvements are required and no negative impacts are anticipated to the County transportation network. For this reason, a traffic impact study was not required in association with the special use application. The County road impact fee does apply to this request because the special use request is a zoning action. However, payment of the fee would also not be triggered because the use is not expected to generate at least 100 additional daily vehicle trips more than the property would be expected to generate without approval of the special use request.

H. SERVICES

1. Water

Water is provided by an onsite permitted well.

2. Sanitation

Wastewater is provided by an individual onsite wastewater treatment system.

3. Emergency Services

The property is within the Tri-Lakes Monument Fire Protection District. The Fire District was sent a referral and had no comment.

4. Utilities

Mountain View Electric Association provides electrical service and Black Hills Energy provides natural gas service to the property.

5. Metropolitan Districts

The property is not within a metropolitan district.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a special use application. The El Paso County Parks Master Plan (2013) does identify much of this area of the County as candidate open space land. This application is not a subdivision action, therefore, the County cannot require park land dedication.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a special use application.

I. APPLICABLE RESOLUTIONS

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J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.2 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

CONDITION

1. The special use shall be limited to the rural home occupation as described in the applicant's letter of intent and as shown on the site plan. Any subsequent addition or modification to the operation or facility beyond that described in the applicant's letter of intent and as shown on the site plan shall be subject to administrative review, and if it is the opinion of the Planning and Community Development Department Director that it constitutes a substantial increase, then such addition or modification shall be subject to a new special use application.

NOTATIONS

1. Special use approval includes conditions of approval and the accompanying site plan and elevation drawings. 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. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified seven (7) adjoining property owners on May 14, 2020, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map

Letter of Intent

Site Plan

Photos of vegetative screening

Adjacent Property Owner Requesting Waiver

Adjacent Property Owner Responses

El Paso County Parcel Information

File Name: AL-19-034

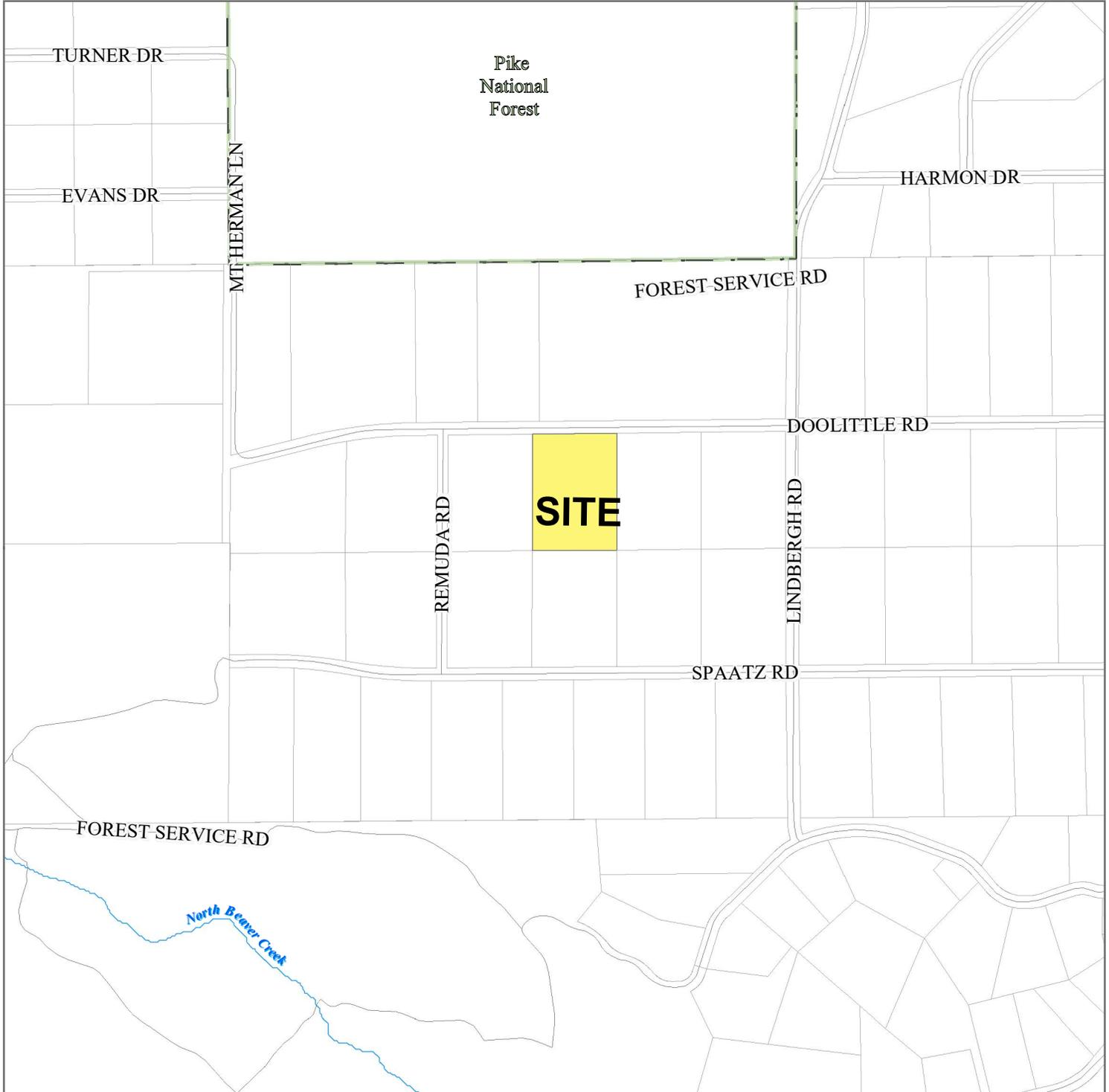
PARCEL	NAME
7128004003	VANDENHOEK ERIC J

Zone Map No. --

ADDRESS	CITY	STATE
3885 DOOLITTLE RD	MONUMENT	CO

ZIP	ZIPLUS
80132	8139

Date: May 13, 2020



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 12 520-6600



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April 17, 2020

Re: 3885 Doolittle Rd., Monument, CO (Parcel 71280-04-003) – VanDeHoek Residence and Turbo’s Mobile RV Service

On behalf of the applicant Eric VanDenHoek, who is the resident at 3885 Doolittle Road, and the business owner of Turbo’s Mobile RV Service, we are submitting this request for an Administrative Special Use for a Rural Home Occupation (Turbo’s RV Service). This business has been thriving for about 20 years at this address within El Paso County, CO. This business has been approved previously on November 26th, 2014 and now seeking a renewal approval so this business can stay at this location. This business provides honest service to the residents of El Paso County, Monument area, and the Front Range due to their high level of skill and certifications. Additionally, customers from across the country come to their service center by way of referrals from both customers and manufacturers due to the types of services provided.

In this Letter of Intent we are providing the following information:

1. *Background of the business*
2. *EPC Master Plan Consistencies - Water Master Plan, Policy Plan and Tri-Lakes Comprehensive Plan*
3. *Plot Plan and Surrounding Area Exhibit*
4. *Sensitivity to neighbors and support for the business*
5. *Justification for approval by addressing the Special Use Criteria per County Ordinance for a Home Occupation*

1. Background of the business:

Mr. Eric VanDenHoek, co-owner of Turbo’s Mobile RV Service, with his wife, Madeline VanDenHoek of Turbo’s RV own this RV (Recreational Vehicle) service company. Turbo’s Mobile RV Service is best defined as an RV service and repair business. The following summarizes their property and business:

- 5 acres in a rural part of El Paso County
- Vehicle storage or repair business for RV’s
- Family owned business started in 1999
- Serve the Pikes Peak, Front Range regions bringing quality and friendly service
- Property is zoned RR-5, with 1 residence, 1 un-attached garage, 1 shed (3300 square feet) and another shed (696 square feet).
- Currently only have one employee as a technician, may add two more employees in future years
- As of December 1st, 2019 their 2019 job count was 432 for the year with an average 2 new customer rigs per day (arriving and leaving) Monday through Friday.
- Low impact on traffic - there is less than 10 vehicle trips per day in the peak hours.
- Plan long term is to do more mobile service (not on the property)
- All the buildings on their site plan are existing and no expansion is expected



2. EPC Master Plan Consistencies - Policy Plan, Water Master Plan and Tri-Lakes Comprehensive Plan:

Below is reference and narrative in regards to the EPC Policy Plan, Water Master Plan and the 2000 Tri-Lakes Comprehensive Plan that support the Conditional Use on this property.

EPC Policy Plan

This proposal meets the intent of the EPC Policy plan. Many of the policies do not apply to a Conditional Use permit for this property however items that do relate are addressed below.

- Policy 6.1.11 Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.
Applicant note: The proposal is functionally and aesthetically integrated within the context of adjoining properties and uses as describes in this letter of intent. Integration with the property itself and with surrounding properties has been achieved by buffering/screening and the layout itself of the conditional use on the property will have minimal impact to adjoining properties.
- Policy 6.1.8: Encourage incorporating buffers or transitions between areas of varying use or density where possible.
Applicant note: As described above and throughout this document appropriate buffers are in place and with time the tree plantings will provide significant screening to the buildings and parking areas.
- Policy 11.3.3 and Policy 11.3.4. Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality.
Applicant note: There are not drainage impacts from this business so the water quality will remain as-is as there will not be negative impact to this site or surrounding properties from the conditional use.
- Policy 11.3.5 Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design.
Applicant note: No wetlands, riparian areas or wildlife habitat will be negatively impacted by this conditional use.

EPC Water Master Plan

This property falls within Region 2 of the Water Master Plan (Monument area). This property and the adjoining properties are on a well as typical for this area. This proposal meets the intent of the Water Master Plan Goals and Policies as described below.

- Goal 4.4 – Protect and enhance the quality, quantity, and dependability of water supplies.
Applicant note: The conditional use on this property will require minimal water use. Also there will not be increased runoff that will be detrimental to the ground water and water supplies in the area and therefore this application meets the intent of this goal.



DEVELOPMENT

- Goal 6.0 – Require adequate water availability for proposed development.
Applicant note: The conditional use on this property will not require significant water needs for the business and will not need additional water supply therefore meeting the intent of this goal.
- Goal 6.1.2 – Promote water conservation.
Applicant note: The conditional use on this property will not require additional water and the applicant will minimize water needs as much as feasible therefore meeting the intent of this goal.
- Goal 6.1.3 – Identify ways to provide landscaping flexibility in design where requiring strict compliance with the County’s landscaping standards would be contrary to the goals of this Plan.
Applicant note: The applicant has planted trees that will require minimal water usage once established. Native grasslands occur on most of the property and the applicant has minimized turf grass or landscaping that would require significant water usage. With this approach the applicant has met the intent of this goal.

2000 Tri-Lakes Comprehensive Plan

Applicant note: This application generally meets the intent of the 2000 Tri-Lakes Comprehensive Plan. Some of the items from the Plan that are applicable to this property and conditional use are as follows:

- Preservation and protection of natural systems
Applicant note: This application preserves and protects the natural systems on the property and in the region as it has no negative impact on those systems.
- Encourage private landowners to manage their property by maintaining the undergrowth, a diversity of species, ages and stand densities to serve as a natural deterrent to pests, noxious weeds and fire outbreaks.
Applicant note: This property owner and applicant periodically mowes the property to minimize fuel fire and the property is not forested and consists primarily of low growing native plants. This property is well maintained.
- Preserve and reinforce panoramic views of the Mountains and Plains.
Applicant note: As stated in this document the application is sensitive the surrounding neighbors and will not detrimentally impact views. Evergreens have been planted to soften the existing structures where the business is located thus meeting the intent of this goal.
- Promote the planning and design of drainage facilities which maximize on-site amenities while minimizing downstream erosion and other problematic activity.
Applicant note: This conditional use on the property will not increase stormwater and drainage runoff therefore minimizing downstream erosion thus meeting the intent of this goal.
- Ensure long term water supply
Applicant note: This conditional use will not require additional water usage and is on a well which is located on the property. Therefore this property and application supports this goal of the master plan.

3. Plot Plan and Surrounding Area Exhibit:

Please see the attached Exhibit A (Plot Plan Exhibit) and Exhibit B (Surrounding Area Exhibit) showing the property for their residence and business. The following items are important to note:

1. The residence and business is minimally visible from the adjacent streets of Spaatz Rd., Remuda Rd., and Doolittle Rd. (See attached Exhibit B)
2. Shown as “G” on the plan is the service vehicle parking of 323 square feet which is hidden in between two buildings (labeled C & D).
3. Outside storage, labeled as “H”, encompasses where they have a conex for parts storage of 320 square feet
4. RV parking area of 9782 square feet
5. The 5 acre lot is 217,800 square feet and the outside storage area is under the allowed 5% square footage allowed with this special use.
6. Per the November 26th, 2014 approval for the special use conditions of approval (item # 3) states “the trees, as shown on the site plan, shall be planted and maintained”. It is not feasible or possibly to “completely screen from public view”, therefore tree plantings have been installed (See photos #1 and #2 on the Surrounding Area Exhibit). Also see the related attached Waiver Request related to this item.
7. Over the last 5 years the applicant has been diligently improving the property aesthetics by planting bushes and trees, supported by drip irrigation. The applicant’s family has been installing a visually pleasing fence, including two decorative gates. (See photo on this page and on Exhibit B). The fence will be completed this spring. Also the applicant has planted and sixteen 12’-14’ foot Austrian Pine trees have been installed at a cost of over \$10,000 for the trees alone. Both projects were quite expensive both monetarily and in personal labor; but they felt important to their continued property improvements.
8. The applicant recently painted the storage unit (# “I” on the Plot Plan) the same color as the existing buildings as seen in this picture.



4. Sensitivity to neighbors and support :

Eric and Madeline have good relationships with their neighbors and are very involved with their community. Madeline works for the Town of Monument and they both believe in volunteering in their great community. They have met with most of the surrounding neighbors to gain support of their business which has been very positive. Adjacent neighbors have not raised any significant concerns. That said one neighbor, Jeff and Joyce Knight, several lots away did reply to the County’s request for comments. Eric personally met with those residents to address and resolve those issues. Jeff’s email is included in this submittal.



Eric and Madeline have received complete approval of all adjacent neighbors documented as required by 5.1.30.C.4.A allowing the administrative approval to proceed.

5. Justification and addressing of the Special Use Criteria for a Home Occupation:

The following information is per the requirements of the previous approval, the Letter of Intent checklist, Special Use Criteria, and Home Occupation requirements.

Previous approval and Conditions of Approval:

Per the previous approval and Conditions of Approval from the November 26, 2014 letter the applicant will follow these requirements as outlined:

1. *The home occupation shall comply with all limitations and components as outline in the applicants Letter of Intent*
2. *There shall be no more than nine (9) recreational vehicles associated with the home occupation stored on the premises*
3. *The trees, as shown on the site plan, shall be planted and maintained*

Meeting the Rural Home Occupation requirements:

Per section 5.2.29. (B) of the Land Development Code this business meets the intent and requirements of the section on Rural Home Occupations as follows:

1. **Accessory use only** - The business is a rural home occupation and is an accessory use of property.
2. **Vehicle storage or repair businesses** – This use is a repair business which fits within the requirements or allowed home occupations.
3. **Complies with the rural home occupations requirements and standards** with the following specific allowances:
 - (a) Outside Storage and Work Areas Allowed- Outside storage, parking and work areas are allowed and the applicant will ensure they are set back a minimum of 50 feet from all property lines and will be less than 5% of the total lot or parcel area. Applicant is also meeting the intent of the screening standards (Chapter 6 of the Code) as outlined in this letter and per the exhibits.
 - (b) Employees – Applicant will NOT EXCEED the maximum of 2 employees, who are not family members, or principally employed in a use which is otherwise allowed on the lot.
 - (c) Trips Generated by Home Occupation Limited - The total number of one-way vehicle trips generated by the rural home occupation will NOT EXCEED an average of 20 per day.
 - (d) Inoperable Vehicles – Applicant will NOT EXCEED the maximum of 10 inoperable non-agricultural vehicles
 - (e) Environmental Impacts - The rural home occupation will NOT RESULT in any generation of solid waste or hazardous substances or petroleum or excessive noise, vibration, dust, glare, drainage, erosion or other environmental impacts to surrounding lot or parcel owners.
 - (f) More than One Home Occupation Allowed – Applicant is only proposing one Home Occupation on the property and therefore meeting this requirement

Per Section 5.2.29 (C) of the Land Development Code the applicant is following Section 5.2.29 (C) Rural Home Occupations as a Special Use as follows:

- (1) Intent – The applicant wishes to continue the use of the mechanism by which a business owner or entrepreneur may reasonably establish or expand their home occupation on a large residential property in manner that protects neighboring properties from extreme or unreasonable impacts.

(2) Where Allowed – This rural home occupation IS allowed as a special use on a lot that is 5 acres and is located in a residential zoning district.

(3) General Requirements – This rural home occupation by special use WILL conform to all standards for locating and operating a rural home occupation except as otherwise modified by the standards and the special use approval.

(4) Special Provisions and Allowances – The applicant will follow the Provisions and Allowances as outlined in the Code as follows:

(a) Special Use Approval Required – Applicant is seeking a renewal of the Special Use at this at this time with this application.

(b) Limit of Administrative Approval. Applicant is seeking administrative special use approval which will expire 5 years from the date of approval. The special use may be renewed following the same procedure as the original application in the future.

(c) Special Use Fee. If required the applicant will pay the application fee of 20% of the standard application fee for a special use.

(d) Employees and Traffic. The applicant will employ no more than 2 employees, outside of family, less than the maximum of 10 employees and generate less than the maximum allowed amount of 50 daily trips.

The applicant is meeting items listed above as described.

Meeting the Special Use Criteria requirements Section 5.3.2 (C)

Purpose and need for the Special Use:

To maintain the business that has thrived on this property for about 20 years. Applicant will meet Code requirements as described above in this document and below per the Special Use Criteria requirements:

The special use is generally consistent with the applicable Master Plan:

The proposal is consistent with the immediate area and falls within the Rural Home Occupation requirements within the Residential Zoning use for this property and the surrounding area

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;

The business and proposal is in harmony with the area and is compatible with the surrounding properties in terms of use and aesthetics.

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;

The business and proposal will NOT overburden or exceed capacity of any public facilities. Very low traffic volumes from this business and almost no demands on any public facilities. A Transportation Impact Study is not required due to less than 10 vehicle trips in the peak hours or less than 100 vehicle trips per average day. The employee count is within limits defined by Code.

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

The business has extremely low traffic volumes and should cause no congestion or hazards in the surrounding area. The property has legal access which will be maintained and utilized for the business.



DEVELOPMENT

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

The business and proposal WILL comply with all laws as stated. This business will not detrimentally impact air, water, or light for the property or adjacent properties and will not cause any significant noise pollution

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

The business and proposal will not otherwise be detrimental to the public health, safety and welfare of the present or future residents as the business and residential use is a very safe business with minimal or no health risks.

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

The business and proposal conforms to applicable County rules, regulations or ordinances as stated in this document.

The business does meet the criteria under 5.2.2.C to be considered for their Special Use renewal as described in this document. The applicant feels strongly they adhere to the definition, intent and all the components and does NOT include any of the Exclusions within 5.1.30.B. They also qualify for the intent, allowance, and general requirements of Special Use under 5.1.30.C. Per these reasons and justification provided above they respectfully request approval Special Use for a Rural Home Occupation.

Respectfully submitted,

**Phil Stuepfert, Associate
HR Green**

A handwritten signature in black ink that reads "Phil Stuepfert".

Eric VanDenHoek (Owner)

A handwritten signature in blue ink that reads "Eric VanDenHoek".

Project Applicant:

Mr. Eric VanDenHoek (Owner)
3885 Doolittle Rd., Monument, CO (Parcel 71280-04-003)
Email: eric_v@turbosrv.com
Phone: 719-487-9119

Planner

Mr. Phil Stuepfert
HR Green Development, LLC
5619 DTC Parkway, Suite 1150
Greenwood Village, CO, 80111
(720) 602-4941
pstuepfert@hrgreen.com

A RESIDENCE
52' x 28' x 14' HT

B GARAGE
30' x 24'-6" x 13'-6" HT

C STORAGE/GARAGE
25' x 30' x 15'-6" HT

D SHOP
55' x 60' x 21' HT

E NORMAL PARKING
55' x 39'

F PLAYHOUSE
6' x 10' x 10'

G EMPLOYEE SERVICE VAN - BUSINESS
20' x 16'

H OUTDOOR PARKING & STORAGE - BUSINESS
9782 square feet (under the allowed 5% maximum of lot area)

I CONEX STORAGE - BUSINESS
8' x 40'

LANDOWNER:
KEN
EMRY

LANDOWNER:
LEE
FRISBIE

DOOLITTLE
ROAD

398.00

25' FRONT
SETBACK

PRIVATE ACCESS ROAD

104.5

75.5

197.5

NEWLY
CONSTRUCTED
FENCE

LANDOWNER:
RON RATHBORN

LANDOWNER:
JACK
KLOPFENSTEIN

547.08

547.58

50' SETBACK FOR STORAGE

50' SETBACK FOR STORAGE

25' SIDE SETBACK

25' SIDE SETBACK

16 NEWLY
PLANTED
AUSTRIAN PINES
(12-14' HEIGHT)

16 NEWLY
PLANTED
AUSTRIAN PINES
(12-14' HEIGHT)

25' REAR
SETBACK

398.00

LANDOWNER:
RALPH TUSLER

LANDOWNER:
JIM
CRISTAKOS

LANDOWNER:
MONIQUE DOOGY

PLOT PLAN EXHIBIT - SPECIAL USE

VANDENHOEK PROPERTY

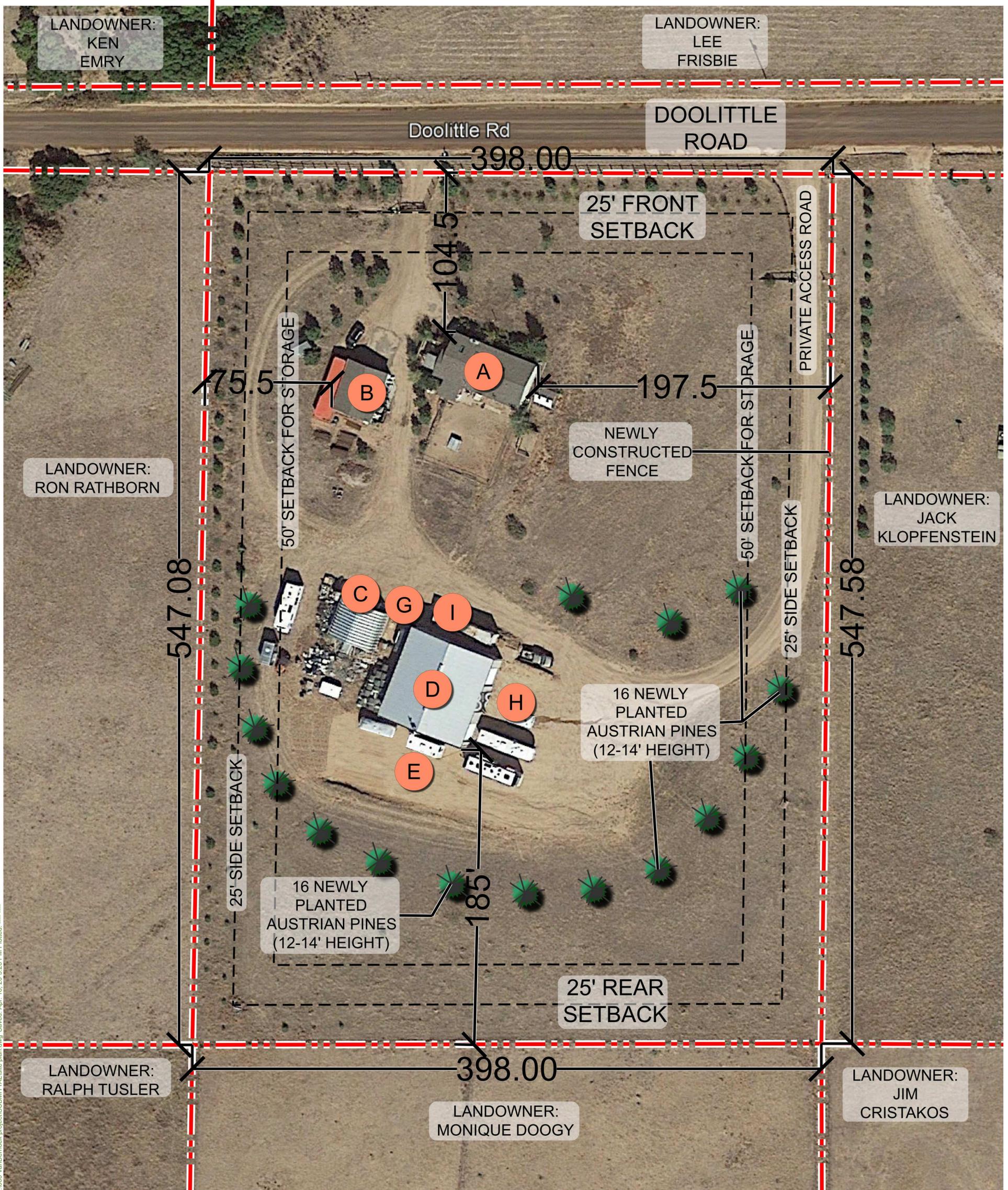
3885 Doolittle Rd., Monument - El Paso County



APRIL 17, 2020

U:\000 VanDenhoek project\SUBMITTAL\Site plan.dwg Saved: May 11, 20 3:01 PM Plotted: -----

- A RESIDENCE**
52' x 28' x 14' HT
- B GARAGE**
30' x 24'-6" x 13'-6" HT
- C STORAGE/GARAGE**
25' x 30' x 15'-6" HT
- D SHOP**
55' x 60' x 21' HT
- E NORMAL PARKING**
55' x 39'
- F PLAYHOUSE**
6' x 10' x 10'
- G EMPLOYEE SERVICE VAN - BUSINESS**
20' x 16'
- H OUTDOOR PARKING & STORAGE - BUSINESS**
9782 square feet (under the allowed 5% maximum of lot area)
- I CONEX STORAGE - BUSINESS**
8' x 40'



PLOT PLAN EXHIBIT - SPECIAL USE

VANDENHOEK PROPERTY

3885 Doolittle Rd., Monument - El Paso County



All map data should be considered as preliminary, in need of verification, and subject to change. This exhibit is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Nina Ruiz

From: Nina Ruiz
Sent: Tuesday, January 7, 2020 4:15 PM
To: 'eric_v@turbosrv.com'
Subject: Turbo RV
Attachments: 0784_001.pdf

Hello,

Please see attached for a letter of concern from an adjacent property owner. Section 5.3.2.H of the El Paso County Land Development Code gives the PCD Director the authority to elevate an item to a public hearing at his sole discretion. The Director has determined that the item will be elevated to a public hearing. The initial review is not yet over so we will postpone the hearing until there are no outstanding comments.

Ultimately you will attend two public hearings. The first hearing is before the Planning Commission who makes a recommendation to the Board of County Commissioners. The second hearing will be before the Board of County Commissioners who will make the final decision to approve or deny the request. At each one of these hearings you will need to make a presentation outlining how you believe you meet the review criteria for a Rural Home Occupation as well as a Special Use application. Staff will neither support or oppose your application so it is solely your responsibility to ensure you have addressed each and every criteria.

The adjacent property owners will be notified of each one of those hearing dates and the property will also be posted with a sign providing notice regarding those hearing dates. Anyone from the public will be provided an opportunity to provide written comment prior to the hearings or verbal comment at the public hearings.

Nina Ruiz

Planner III
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6313 (Direct)

EXCITING NEWS: WE ARE UPDATING THE COUNTY MASTER PLAN! For status updates please visit <https://elpaso-hlplanning.hub.arcgis.com/>

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code go to:
https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm





Nina Ruiz

From: Jeff Knight <Jeff@kellin.net>
Sent: Wednesday, February 12, 2020 7:58 AM
To: eric_v@turbosrv.com; Nina Ruiz
Subject: RE: Questions from both of us re: outside space

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Hi Eric and Nina,

For clarity, I spoke with Nina about the request for a letter. It sounds as if what she is after is a document (such as an email) that will show that Eric and I agreed to regarding the renewal request.

I agreed that I would not oppose the renewal request if:

- 1) The business conforms to Land Use Code, especially regarding outside storage space : *Outside storage, parking and work areas are allowed provided these are set back a minimum of 50 feet from all property lines and are limited in combination to one acre or 5% of the total lot or parcel area, whichever is less.*
- 2) The request has a 5 year expiration

Nina, please let me know if this meets your needs.

Thanks!
Jeff

From: eric_v@turbosrv.com <eric_v@turbosrv.com>
Sent: Sunday, February 9, 2020 2:43 PM
To: 'Jeff Knight' <Jeff@kellin.net>; 'Nina Ruiz' <NinaRuiz@elpasoco.com>
Subject: RE: Questions from both of us re: outside space

O I am sorry – I thought you were copied on that.

From Nina,

Outside storage, parking and work areas are allowed provided these are set back a minimum of 50 feet from all property lines and are limited in combination to one acre or 5% of the total lot or parcel area, whichever is less.

If you are parking in the driveway, and not just driving in and out using the driveway, then it would be counted. For most people this is not the case and the driveway is not counted.

So, yes – I understand and agree to the requirements of the code.

Good heath!

Nina Ruiz

From: Monique French <mfrench3@uccs.edu>
Sent: Friday, February 21, 2020 9:50 AM
To: Nina Ruiz
Cc: eric vandenhoek
Subject: Special Use permit for Turbo's Mobile RV Service

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Hi Nina,

I am writing to you about Turbo's Mobile RV Service's application for renewal of its El Paso County Special Use Permit. I understand you are the project coordinator handling the permit renewal. This business has been my immediate rear neighbor since I bought my home in 2010. In speaking with Eric Vandenhoek the other day, I was quite surprised to hear that the renewal had not yet been approved. I know that I signed for him in mid-January. When I received the notice in the mail, I thought about reaching out to show my support, but I assumed there would be no issues with the renewal, so I didn't. I regret that now that I have heard it has not been approved. I fully support the renewal of this permit and am very much bothered to hear that he is still dealing with this process and has the added stress that his business/livelihood is threatened. The Vandenhoek's are great neighbors and the business operations have never impacted me in any way. I am rarely even aware of the business operations. The business is always quiet and the property is always clean. I have never had any concerns or complaints. They are always considerate of how any aspect of their operations would impact their neighbors. This is the first time I haven't lived in a "neighborhood", and I love that my area allows small, family-owned businesses. These neighbors are valuable to our community and anything that would prevent them from continuing or force them to move would negatively impact us. I will always choose to live in a similar area in the future. Having these businesses interspersed with our homes is part of the character of where we live.

An issue that causes me great concern is that Eric mentioned that you are asking him to build a privacy fence around his storage area. I was stunned that this was being asked. I cannot imagine the reason for it. And further, while I have never experienced any negative impact of the business, a privacy fence would change this. I would even say it would be a serious negative impact and I do not want it. Besides that I would rather see a changing mix of RV's than an unchanging fence, I have a much more serious concern. As the neighbor directly behind the business, a privacy fence would be close to my property. And I am south of the business. With our winds mostly from the north, in the winter, a privacy fence would likely cause excessive drifts in my pastures. I have 2 horses and 4 dogs. Besides having excessive snow that would take forever to melt, my horses could be injured when they run back there. When it's windy and cold, they often run to stay warm and with the wind, they just react and don't pay attention. But an even scarier issue for me would be the drifts allowing my dogs to get over the fence. It does not take much wind to harden the snow to a point that they can use it to climb over my fence. I have had issues in the past in my own front yard when it drifted on both sides of my fence. It took a lot of digging and there were 3 or 4 escapes before I had a wide enough trench to prevent escape. Fortunately, they did not get run over and I was able to get them back each time. I do not have the equipment I would need to address a problem like this in my pasture. I am single and would have to deal with it by hand or pay someone to deal with it. The wind up on this bluff and close to Mt Herman is often much stronger and gustier than downtown Monument, so what would work there would not work here. Even a short fence can cause drifts. One need only talk to all of us on Spatz to hear the stories of getting stuck or

helping neighbors dig out from the drifts in the road caused by 4 foot fences. Just being aware of this issue concerns me that there are other requirements you are considering that may have negative impacts you have not thought of. I do not want to even risk the chance of drifts in my pastures, and ask you to please approve Turbo's renewal without requiring privacy fences or anything else which would have impacts on neighbors that you may not have considered. I am perfectly happy to see RVs back there and I trust Eric and Turbo's to continue to always consider the impact of his business operations on us as he always has.

I want to reiterate that I want the small businesses in my area. It is part of the character and they were here when I came. I am strongly opposed to anything that would result in them needing to move in order to continue to operate.

Thank you for your consideration. Please feel free to contact me at 719-494-4555 or mfrench3@uccs.edu if you wish to discuss further.

Respectfully,

Monique French
3890 Spaatz Rd
Monument

Nina Ruiz

From: Jeff Knight <Jeff@kellin.net>
Sent: Monday, January 6, 2020 7:15 PM
To: Nina Ruiz
Subject: RE: Turbo RV
Attachments: Doolittle.docx; Services.docx; 3885 land use.png

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Hi Nina,

In brief, here are my concerns:

- 1) I want my home to have the feel of being in a residential area.
- 2) I am concerned about what gets spilled into the ground around here since the houses in this area get drinking water from wells. We'll all be drinking whatever it is it sooner or later.

I know that the second concern can't be directly addressed by zoning. So, I'll just talk about the first one.

I read the Land Use Code for Home Occupation. What I find is that the code taken as a whole seems very well written. I think that if the general guidelines are adhered to, then there should rarely be any problems.

Specific to this case, the problems with having this Home Occupation as it relates to my concern about the residential nature of the area are:

- 1) The accessory structure(s) is greater than two times the residential footprint. (5.1.7(k) Land Use Code).
- 2) The amount of space used to conduct business exceeds 5% of the total land area. (5.1.30(B)(5)(a))
- 3) Especially since the development of the Forest Lakes PUD nearby, this area is large lot residential in nature, not rural or agricultural. An RV business is not consistent with the land use. It is explicitly disallowed by 5.1.30(b)(4): "Commercial uses or businesses which do not primarily serve a rural agricultural or ranching clientele."

But... If we can get the footprint of the Rural Home Occupation within usual Land Use Code limits, then I think we will have come a long way to preserving a residential feel. I recognize that the first one above is painful to solve, but I feel that if we get the total percentage of land used for the business within the 5% standard, then I would not oppose the business. I think that is a reasonable compromise.

As I understand it, the last Special Use allowed parking of up to 6 RVs outside in addition to personally owned vehicles. That allowed the business to far exceed the 5% rule regularly. I ask that the provision allowing RV parking not be included in the new Special Use so that the overall footprint is kept to what the Land Use Code specifies.

If we can agree to that, then I won't oppose the Special Use application.

If we can't agree to that, then I do oppose the RV business for the reasons stated above.

Additional comments:

I know that the owner doesn't plan for any expansion, but given the expansion I have seen over the last 5 years - adding two shipping containers for storage, a radio tower and a lot more RVs parked outside - I would not be surprised if the

business was capable of continuing to grow. My personal opinion is that the owner as well as some of the residents here would be happier if the business was moved to a facility along I-25 with the correct zoning for RV repair. There is language in this renewal application stating that the intent is to do that in the next 5 years. That same language was in the application 5 years ago as well. Perhaps it would be best to act on that.

I have some concerns in that the owner does not appear to have a great deal of regard for the Land Use Code. He built the shop in 2009, and started repairing RVs there. When I contacted the County about it in 2014, I was told that someone else had complained right after he built the shop, but they were told there was no RV repair taking place there. Somehow in 2014 he was given the variance despite my complaint and that history of ignoring the code for 5 years. A couple of years ago he started running a commercial microwave repeating tower. I am told by Kellin Communications, who provides my Internet service, that the tower creates problems for them in providing my service and requires that they use a more powerful antenna in order to cut through the signal from that tower. They had to change it out again this summer. Most recently, they allowed the RV Special Use variance to expire. It is that history with the Land Use Code that concerns me - what else could go on without proper regulation if it is allowed to continue?

There are a few attachments to this email:

- 1) "3885 Land Use" which is uses GoogleMaps to illustrate how the property is actually used, which differs in some respects from the submitted plot plan.
- 2) "Doolittle" which is about my property (4010 Doolittle Rd.) which discusses the detrimental impact the business has on my property value.
- 3) "Services" A list of services from the Turbo RV website (<http://turbosrv.com/services/>), which provides an alternate view to the work they perform compared to what the Special Use application states. I think the website is interesting reading if you want to get a feel for the scope of services offered and understand what is going on there.

Thanks for reading all this stuff, Nina. I appreciate your time. I'm available to discuss further if you would like. Please keep me informed!

Regards,
Jeff Knight

January 2 ,2020

Christina A Foster

The Johnson Team

Keller Williams Premier Realty

719-310-5151

The Johnson Team

Jeff and Julie Knight-

Thank you for reaching out to me in regards to the value of your home at 4010 Doolittle Rd, Monument CO, 80132. Based on my professional opinion: given the location, size, amenities, etc. I would value your home roughly around \$875,000. This is based off other homes sold in the area that are similar in comparison. Unfortunately you have a pretty big negative affecting the value of your home and bringing the value down. That negative is the RV business across the street from you. Being in a mostly residentially neighborhood, having an RV business across the way that has RV's parked out in the open, that are visible, is a deterrent to a family that is looking to purchase a home in a quiet neighborhood. The impact of that business on your home value based on the numbers I am looking at is roughly \$26,250. There is really no way to recoup the loss of that value unless they were to move their business out of the neighborhood.

Thank you for trusting me to help you with the valuation of your home. As a reminder, I am a Real Estate professional, and not an official appraiser. The values and estimates that I have given you are based upon my expertise level and are approximations given based on my knowledge of the market at this time.

Let me know if you have any further questions.

Christina A Foster

Christina Foster
REALTOR®, CLHMS, MRP, CMRS
The Johnson Team
#1 Real Estate Team **KW** Colorado Region
kw KELLER WILLIAMS PREMIER REALTY
Website: johnsonteamworks.com
Direct: [719-310-5151](tel:719-310-5151)
Email: christina@thejohnsonsteam.net

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OUR CONTACT INFO:

Turbo's RV Service, LLC
Eric VanDenHoek, Owner
PO Box 523
Monument, CO 80132

Phone: (719)487-9119
Fax: (888)301-6609
Contact Turbo RV

Type here to search

7:30 PM 12/23/20



— Rough property lines

— Commonly used for business, excluding dedicated driveway

Satellite image comes from Google Maps, who own a copyright.