

EL PASO  **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 2, 2020

Eric Vandenhoek
3885 Doolittle Road
Monument, CO 80132

RE: Turbo RV Renewal Special Use (AL-19-034)

This is to inform you that the above-reference request for approval of a reconsideration of an expired special use for recreational vehicle repair as a rural home occupation was heard and a recommendation for approved was made by the El Paso County Planning Commission on June 2, 2020. 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). (Parcel No. 71280-04003)

This recommendation for approval is subject to the following waiver, condition, and notations:

WAIVER

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

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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.

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.

The Planning Commission is advisory to the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

Nina Ruiz, Planning Manager

File No. AL-19-034