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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 a Special Use approval for a Rural Home Occupation (Turbo's RV Service) on the subject property. 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 (5 year expiration) and now is seeking approval so this business can stay at this location long term. 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 1<sup>st</sup>, 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.**

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- 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.

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**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 26<sup>th</sup>, 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 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:

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

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

Employees and Traffic. The applicant will employee 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.**

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



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**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 applicant feels strongly they adhere to the definition, intent and all the components of this special use request. Per these reasons and justification provided above they respectfully request approval Special Use for a Rural Home Occupation with no expiration date.

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'.

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Planner

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