

Letter of Intent

Special Use Review Criteria:

The family need that justifies the request is as follows.

We are requesting to build a cottage for our parents who require a higher level of care. My mother is a fall hazard with existing health conditions. While she is still self-sufficient, she requires regular assistance with normal activities.

In addition my father had a major stroke this summer, and requires daily assistance.

In an effort to maintain their dignity in living independently, we must also have close and easy access for daily assistance. To this end we desire to provide a place where they can live independently, but where we can still provide daily care as needed.

Chapter 5 of the Land Development Code are being complied with.

<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/LandUseCode/New-LDC-Chapter-5.pdf>

1) Owner/Applicant and consultant, including addresses and telephone numbers

Owner: Chad A Beaudin
Address: 14330 Chalet Ln, Elbert CO, 80106
Phone Number: 719-266-3929 / 719-963-9597
Email: Chad@TheBeaudins.com
Property Tax Schedule #: 4206007020

2) Site Location, size and zoning

Site: Lot 4 (20) Eastwood Subdivision
Size: 5 Acres
Zoning: RR-5

3) Request and Justification

Requesting administrative special use for extended family dwelling for elderly parents requiring higher level of care.

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- 4) Existing and proposed facilities, structure, roads, etc.
See attached Plot Plan
- 5) Waive requests (if applicable) and justification
Requesting waiver for permanent habitation of accessory dwelling unit by family members
- 6) The purpose and need for the change in zone classification
N/A - Not request change in zone classification
- 7) Total number of acres in requested area
5 Acres
- 8) The total number of residential units and densities for each dwelling unit type
One existing home: 5 bedroom, 3 bath
Requesting to build one additional home: 3 bed, 2 bath
- 9) Number of industrial or commercial sites proposed
None
- 10) Approximate floor area ratio of industrial and or commercial uses
N/A
- 11) Number of mobile home units and densities
None
- 12) Typical lot sizes: length and width
N/A
- 13) Type of proposed recreational facilities
N/A
- 14) If phased construction is proposed, how will it be phased
N/A
- 15) Anticipated schedule of development
House to be completed February, 2022
- 16) How water and sewer will be provided
Water will come from existing well
Separate (New) septic system will be installed

17) Proposed uses, relationship between uses and densities
Proposing building a home for my mother and/or father

18) Areas of required landscaping
N/A

19) Proposed access locations
One additional driveway (see attachment 14330 Chalet Ln Plot Plan pdf)

20) Approximate acres and percent of land to be set aside as open space, not including parking, drive, and access roads
N/A

Overall Compliance with Land Development Code Chapter 5

The principle use of the existing dwelling was established when the house was built in 1996. The accessory dwelling unit (ADU) being requested is for my two elderly parents and the use does not conflict with the existing principle unit. Construction of the ADU will conform to county standards.

There are no other special uses identified in Table 5.1. Only a single ADU.

ADU will be located on the same lot as my principle residence unit.

All necessary permits (building or otherwise) will be obtained.

Minimum Setbacks of 25 ft will be met. As defined in table 5.4 Density and Dimensional Standards. Setbacks will be measured from the property line. No portion of the structure shall project into an easement.

The ADU is subject to a maximum height of 30'

There are no agricultural structures or uses.

This is not a family/adult care home/facility.

5.2.28.H - This request is being made for elderly family members that require a higher level of care.

Compliance with Land Development Code Sect 5.3.2.C

Master Plan: I am not aware of any master plan for the subdivision. I do not believe the ADU would be in consistent with a plan if it does exist.

Neighborhood character: The additional dwelling unit will be in a style consistent with existing houses in the subdivision.

Public Facilities & Services: There will be no additional burden on facilities or services.

Traffic: Traffic impacts will be minimal. My mother and father are both elderly and only leave the house for doctor's appointments, grocery trips, and occasional misc trips.

Applicability to Local Laws: We will comply with any and all local laws.

Detrimental to public: There will be no detriment to the health, safety, or welfare of current/future county residents.

Conform to County regulations: We will conform to all El Paso county rules, regulations, and ordinances.

Proposed ADU will not adversely affect existing drainage patterns.

Proposed ADU will not generate more than 100 average daily trips for the parcel.

Proposed ADU will not generate more than 10 average daily trips during peak hours.