

Note: A driveway access permit will be required, you can apply for one on the EDARP website under the minor applications link.

## Letter of Intent for Rural Home Occupation

Tucker Dayne Cottrell

### 1. Owner/ Applicant

Tucker D Cottrell & Dakota K Cottrell  
6145 Templeton Gap Rd Colorado Springs  
719-432-6295

### 2. Site location, size and zoning

Location: 6145 Templeton Gap Rd  
Garage attached to main house, barn on south west corner of property.

Size: 28' x 23 Garage, 30' x 32 Barn  
40 x 15 Parking Area  
Total area of property 4.9 Acres

Zoning: RR-5 Zoning

### 3. Request and justification

I am requesting to be allowed to continue to operate my automotive repair business from home address through a Special Use Application.

I am requesting this because I have recently been given a code violation and am completing this application to be within coding standard.

Land Development Code, The RR-5 zoning district Under El Paso County Planning & Community Development

Planning Cherklist Section: Rural Home Occupation: "The following types of uses, in addition to those allowed as

a residence home occupation, may qualify as a rural home occupation.

Subsection 3. Vehicle Storage and Repair Business.

All operations will be in compliance with the EPA, the State of Colorado, City of Colorado Springs, and El Paso County standards

I prefer to do this at my home as I already have the shop space established here. My violation was for storage of inoperable

vehicles. At the time of the violation I had eighteen vehicles that were inoperable, and needed to go finish getting recycled. I had

made the choice to hold on to them in the summer of twenty-nineteen because scrap metal prices dropped significantly. Since the time of

the violation I have removed all but two inoperable vehicles. I plan to keep a maximum of ten inoperable vehicles on the property

at one time. My business has gone un-noticed for 5 years on this property up to this point and I plan to keep my property

clean and organized as to maintain the harmony of the neighborhood.

### 4. Existing and Proposed facilities, structures, roads, etc

This property has a main house, a mother in law home and, four agricultural structures. One 30' x 32' barn, one 38' x 50' barn

and two 10' x 10' sheds with wire enclosures around them. The garage where automotive repair happens, is

attached to the house by use of the 2 car garage. The repair garage is 28' x 23' (Attached to the house).

A barn of 960 Square Feet is my storage barn for car parts. 30' x 32' (Near the south west corner of the property)

Per ECM (engineering criteria manual) Appendix I permanent water quality must be provided for your proposed development. The proposed development/use is considered high risk per section I.7.2.D (see notes under table I-5 and figures I-1 and I-2). Provide a drainage report per the DCM (drainage criteria manual) by a licensed engineer that addresses water quality as well as the four step process (see section I.7.2) to include spill containment. An ESQCP permit is also required (see table I-2 in ECM appendix I) as well as a SWMP, Operations and Maintenance manual for the proposed permanent stormwater control measure and a maintenance agreement. A condition of approval will be included with this application to provide these documents/reports with the subsequent site plan application.

Where will these be stored?

Inoperable vehicles are considered outside storage. Outside storage must be screened and set back 50 feet from property lines

staff suggests that this be indicated as a driveway instead of road so as not to be confused with the actual road that connects to Templeton Gap.

There is a **road** that starts at the house and runs west to the property line and connects to an easement road that runs north to connect to Templeton Gap Rd. Customer parking area will be designated in site plan. Gravel will be layed on parking area. No other changes will need to be made.

Seems to small for multiple vehicles? - Where will the ouside storage be located?

5-11: N/A

12. Typical lot sizes: lenth and width:

Parking space is approximately 1200 Square Feet. 40' x 15' and will be 50 feet from the fence line. Customer parking areas will be designated in site plan.

13. Types of proposed recreational facilities. N/A

14. If phased construction is proposed, how it will be phased: N/A

15. Anticipated schedule of development: N/A

16. How water and sewer will be provided:

Water is provided by the owners properties private well system.  
Sewage goes through the owners properties private septic system.

17. Proposed uses, relationships between uses and densities:

My automotive repair business traffic flow may increase over years here but has gone unnoticed up to this point.

I hope to not disturb the peace any more than I already do by keeping my work in doors, and keeping all my cars and out door space clean and organized and only letting traffic come and go between the hours of 8 Am and 8 Pm.

There will not be excissive noise produced from loud cars because most of the work I do is service and maitanence on family vehicles.

I will personally be buying and applying asphalt filling material to maintain the road.

Clarify the extent of the easement/driveway you will be maintaining. Is your intent to maintain your own driveway, or the entire easement of Lous Lane?

18. Areas of required landscaping: N/A

19. Proposed access location:

The owners property can be accessed through the easement road that connects to Templeton Gap Rd between Oakwood Blvd and Paradox Dr

20. Approximate areas and percent of land to be set aside as open space, not to include parking, drive, and access roads:

Approximately 3 acres or 61% of the 4.9 Acre property will be set aside to be open/ unused space.

Criteria in approving a special use the following cristeria may be considered:

Appliability: No special use application may be considered unless the underlying land within a particular zoning district which allows the proposed special use.

Per El Paso County Land Development Code 5.1.30. Rural Home Occupation, May qualify as a rural home occupation.

- Vehicle Storage or repair businesses.

Please find consistencies with how this use matches up with points made in the El Paso County Policy Plan as this property does not sit within a small area plan. The policy plan can be found on the departmental website.

1. The special use is generally consistent with the applicable master plan

Persuant to Land Development Code, The RR-5 zoning district is a "5 acre district intended to accomodate low density , rural, single family development." The Owners property as well as the surrounding properties have been platted to conform to RR-5 zoning constraints. Under El Paso County Planning & Community Development Planning Cherklist Section: Rural Home Occupation: "The following types of uses, in addition to those allowed as a residence home occupation, may qualify as a rural home occupation, if the general standards as a rural home occupation are met: Subsection 3. Vehicle Storage and Repair Business.

The residence and barn meet the zoning district set back requirements of 25 foot front, side and rear setbacks.

Operations will only occur between the hours of 8 am and 8 pm as to not impact the noise level of the neighborhood.

Sight pollution will only include customer cars. Due to my location on my private easement road I will not block or impend any traffic flow. I am anticipating no more than **fourty trips a day**.

There will be no more than two

employees at my location at any given time through future expansion. Currently there are zero employees. The

project will have no impact on the low density residential development required and present on the property.

Please verify. 1 visit equals 2 trips due to entering and exiting the site.

2. The Special Use will be in harmony with the charecter of the neighborhood, and will be generally compatible with the existing and allowable land uses in the surrounding area:

The east side of the owners property is adjacent to Powers Blvd, and three of the six adjacent neighbors reside on platted properties on the south side of the owners property. These neighbors properties are 5 Acres, are zoned A-5, and RR-5, and have single family dwellings. On the West, and north of the owners property, the three adjacent neighbors properties are unplatted and Zoned A-5, and RR-5. These have single family dwellings on them and are 5 Acres. On the East side of the owners property, across Powers Blvd, there are two adjacent properties. One is platted, one is not. Both properties are Zoned PBC and are not in use at this point in time.

The surrounding area in the neighborhood on the west side of Powers Blvd between Templeton Gap Rd, and Stetson

Hills Blvd, Is zoned as RR-5, A-5, OC/CR, CR. These properties include businesses like vehicle storage, tree removal

and storage, Pet boarding facilities, a commercial construction storage lot, and several new condominium developments.

These businesses provide a fair share of sight pollution to the area in the form of non functional vehicles, cut wood piles, construction equipment. These also provide much noise pollution in the form of running wood chippers, running construction equipment, and barking dogs. On the east side of Powers blvd from the owners property in the extended neighborhood are many developing businesses like Automotive Repair, an animal emergency hospital, and a large 3 story apartment complex.

The project will not impact the view of the front range. or Pikes Peak due to my location and that no construction will occur.

The project will be no larger or more noisy than any in the surrounding area and will only visually impact the surrounding area in the form of parked vehicles and low traffic. The special use will be compatible with the existing and allowable land uses in the surrounding area.

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

The proposed project will not rely on any public facilities other than fire protection and electrical utility.

according the El Paso County Assessors Office the owners property is not covered by any specific fire district and therefor may be charged after the case of a fire rescue.

The owners property and others in the county area around the owners property are supplied electricity by Mountain View Electric Association.

The owners property is currently supplied with water by a private groundwater well Permit #93627,

The special use does not use extra water as all fluids used in automotive repair are out sourced.

I do not clean vehicles as it creates unmitigated run-off and hard well water is unsuitable for cleaning painted surfaces, or engines.

As authorized by the permit water is to be used for Household, Trees, Garden, and Stock.

In accordance with the Division of Water Resources regulations, water pumped from the well will be used only be used for Household, Trees, Garden and Stock.

The special use will not be located over any portion of the On Site Water Treatment facility (Leech feild and septic system)

The leech feild and septic system are located on unused/open space. (see site map)

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

The owners property will continue to be accessed from Templeton Gap Rd through the existing easement road.

The special use will not block or mitigate any roadways due to the owners properties location.

No additonal access points are proposed.

5. The special use will comply with all applicabale local, state, and federal laws and regulations regarding air, water, light, and noise pollution:

As confirmed by the El Paso County Assessors Office, mineral interests on the owners property have not be severed and the owners do not plan to extract any minerals from the property. The project will otherwise be in compliance with all applicable laws regarding air, water, light, and noise pollution.

6. 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:

I clean all items related to automotive repair in a stand alone parts cleaner. All hazardous fluids are recycled at outside locations.

No hazardous fluids are drained into the septic system.

The project will not result in any detriment to public health, safety and welfare of present or future residents of El Paso County.

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

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

Rather than stating that you have a mother in law suite, state that you also are applying for a special use for a accessory living quarters. We can essentially grant two special uses for the price of one. You will need to address the Accessory living quarters criteria and also sign an affidavit with the County but you can achieve full compliance through this application. Also, on the application, check the box for Extended Family Dwelling.

(5) General Standards for Rural Home Occupation. Rural home occupations shall conform to the requirements and standards of a residential home occupation with the following specific allowances.

Outside Storage and Work Areas Allowed. 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. The screening standards of Chapter 6 of this Code shall apply to outside storage areas located on parcels less than 35 acres, and to all outside storage greater than 5000 square feet.

Inoperable Vehicles. A maximum of 10 inoperable non-agricultural vehicles shall be allowed in conjunction with the rural home occupation.

Environmental Impacts. The rural home occupation shall 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.

More than One Home Occupation Allowed. More than one rural home occupation is allowed on a single property, provided that aggregate impacts are limited to those allowed by this Code.

● = Criteria that must be stated in the letter of Intent.