

August 29, 2022

C/o El Paso County Planning Department
2880 International Circle, Ste 110
Colorado Springs, CO 80910

Re: Letter of Intent – Rael Storage – Special Use RHOC – AL1918

Property Address: 18220 State Highway 83, Colo. Spgs., CO 80908
Tax Schedule #61000-00-489

To whom it may concern:

Please accept this letter of intent from CTR Engineering, Inc. for a special use permit for RV/Trailer storage.

Site Location, size, and zoning:

This project is located along Highway 83, South of Highway 105 and east of the Canterbury East Subdivision. The property is 40.2 +/- acres, surrounded by other large land parcels to the north and south, Highway 83 to the east and RR-5 (horse and pastureland) to the west. The property is zoned RR-5.

Background:

This property owner wishes to reduce his current storage spaces from 42 to 25 spaces for RV/trailer's storage only, which is less than 2% of his overall land. Just north of this property is a barn and additional horse-riding areas. Horse trailers are parked weekly at the property to the north along with trucks and cars for people to ride their horses. Currently the existing RV/trailers are parked along the fence lines there is a no build area on the other side of the fence.

Existing and Proposed facilities, structures, roads, etc:

No onsite or offsite roadway improvements are required for this application. The land consists of an existing single-family home, horse out-barns, and horse-riding arenas.

Water Supply and Sewer Sanitation Services:

All land in this area is on well and septic. Electric and gas are provided to the existing residential home. No additional utilities are required for the storage area.

Drainage Improvements:

No drainage improvements are required. No grading is proposed. The RV/Trailers park on the grass.

Access:

This property along with an additional large lot located north of this project share an access off Highway 83. RV/trailers will share this same access point.

Necessary Service:

All necessary services, including police and fire protection, and transportation systems, are available to serve this location.

Fire Protection:

Tri-Lakes-Monument Fire Protection District will provide fire protection for this area. No waterlines exist within this area of the County, the potential for stored RV/Trailer fires is remote. The RV/Trailers are unoccupied.

Offsite & Public Improvements:

No offsite or public improvements will be required with this special use request.

Mining Deposits:

No mining deposits existing within this property.

Signage:

The LDC allows for 2 signs not to exceed 6sf and 8-feet in height. There are 3 existing signs on the property because two of them are for the horse stables and riding center, which is jointly owned by this property owner and the property owner to the north. This property owner is asking for a variance to the two signs rule to allow for 3 signs. The dimensions of the signs are as follows: First (6'x5'x8'H), second (5.9'x2.3'x8'H), and third (6'x2.4'x8'H). Because these existing signs are along Highway 83 they exceed the 6sf area the property owner is asking for a waiver of the 6sf maximum limit.

Land Use and the El Paso County Policy:

This project follows the same land patterns as set forth in the approve County zoning code for RR-5.

Request & Justification:

RV/Trailer for the current land zoning is acceptable, with a special use permit.

5.2.29.B.7 Rural Home Occupation Standards

(C)Rural Home Occupations as a Special Use.

(2) Intent. 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.

Allowed Home Occupations. 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:

- Vehicle storage

Response – The owner is asking for Vehicle storage as a use as allowed in the County Land Development code. Furthermore, the storage area will have no extreme or unreasonable impact on neighbor's properties as home prices in the area continue to skyrocket.

(4) Minimum Lot Size Required. A rural home occupation is allowed on any parcel that is 35 acres or more in area.

Response – The proposed project is located on 40.2 +/- acres of land.

(7) 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:

(a) 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 all outside storage areas.

Response – A minimum setback of 50-feet will be used. The storage area will be less than 0.5 ac +/- . Screening standards will be followed.

(b) Employees. A maximum of 2 employees are allowed on the subject lot or parcel per day, who are not family members or principally employed in a use which is otherwise allowed on the lot or parcel.

Response – There will be no employee.

(c) Trips Generated by Home Occupation Limited. The total number of one-way vehicle trips generated by the rural home occupation shall not exceed an average of 20 per day.

Response – With less than or equal to 25 storage vehicles, the trips per day will be well under 20 per day.

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

Response – There will be no inoperable vehicle allowed. All trailers/boats/RV's can be moved in and out of the property.

(e) 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.

Response – There will be no environmental impacts.

(f) 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.

Response – No more than one home occupation is being requested.

Per LDC Sec. 5.3.2 (C). Special Use

• The special use is generally consistent with the applicable Master Plan;

Response – 2000 TRI-LAKES Comprehensive Plan, Goal 7.1.1 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.

This storage area provides needed income to the property owner and meets this intent. The proposed storage use is in line with the County Master Plan for ranch property.

• 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;

Response – Per County LDC, the storage of RV/Trailers is an allowable land use. The surrounding area to the north is horse property with horse trailers storage. To the south and west is large horse properties with barns and pastures and resident RV storage. To the east is Highway 83. On the east side of Highway 83 is the new school and large forested single family lots.

• 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;

Response – The proposed use will have no impact on any public facilities.

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

Response – There will be no congestion or traffic hazards as people normally only use their RV/Trailers once or twice a month on average. There is an existing legal access off of Highway 83.

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

Response – This special use will not have any pollutants.

- 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

Response – The special use will not have any effect on public health or safety.

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

Response – This special use does conform to all County rules.

5.2.40. Outside Storage

(A) Applicability. All outside storage is subject to the requirements of this Section.

(B) Outside Storage Standards. Outside storage shall meet the following standards.

- (1) Materials to be Stored and Principal Use Required. Outside storage may include vehicles, raw materials, supplies, finished or semi-finished products or equipment used in conjunction with, and specifically accessory to, an allowed principal use conducted on the premises unless listed as a principal use. Outside storage of inoperable vehicles or equipment in a location other than the salvage yard is only permitted to the extent allowed in the Parking, Storage and Repair of Vehicles and Machines, Personal Section of Chapter 5 of this Code, provided the standards of that section are met. Employee or customer parking or outdoor sales and display areas shall not be considered outside storage.

Response – Only trailers/boats/RV's are being stored and can be moved in and out of the site. No inoperable vehicles will be stored. No employee or customer parking or outdoor sales and display areas will be included in the storage area.

- (2) Materials Screened by Solid Fence or Vegetation. Outside storage shall be enclosed and concealed by a solid fence or wall at least 6 feet in height or any combination of berming, shrubs, trees fencing or walls which will provide at maturity a minimum of 6 feet of height and 100% opaque screening for the area utilized for outside storage.

Response – A 6-foot tall fence will be used on the north, south and westerly side of the storage area. Pine trees will be used for screening on the easterly side of the storage that faces Highway 83.

- (3) Outside Storage Not to Exceed Height of Screening. Outside storage or stacked materials shall not exceed the height of the screening fence except for operable vehicles, trailers, or other equipment designed to be towed or lifted as a single component.

Response – Only operable vehicles will exceed the height of the screening.

- (4) Storage of Equipment and Vehicles Exceeding Height of Fence. All equipment and vehicles exceeding the height of the fence shall be stored on the rear $\frac{1}{3}$ of the property except when adjacent to a residential zoning district, in which case the equipment or vehicles shall be a minimum 50 feet from the residential zoning district boundary.

Response – Storage is in the rear of the lot, but next to residential zoning, so the storage area will be 50-feet from the property line.

(C) Relationship to Site Development Plan. Outside storage areas shall be so identified on the site development plan prior to the establishment of the outside storage use.

Response – The storage area will be identified on a site development plan.

Landscape requirements for outside storage:

Section 6.2.2.G.1.f Site-Specific Landscaping Standards. The site-specific landscaping shall reflect a combination of berms, shrubs, trees, fences or walls which will provide, at maturity, a minimum 6 foot high, 100% opaque screening for the outside storage area.

Response – A 6-foot tall fence will be used on the north, south and westerly side of the storage area. Pine trees will be used for screening on the easterly side of the storage that faces Highway 83.

Parking

Section 6.2.5.C.2.c.iii Paving in Rural Areas. Parking areas for more than 25 cars in rural areas shall be paved with asphalt, concrete, Modular Porous Block Pavement or the equivalent. Parking lots for less than 25 cars in rural areas may use rock or gravel or other measures instead of pavement to prevent erosion or runoff of sediment and other contaminants and tracking of sediment onto paved roadways. Any access to a paved County-maintained road shall be paved for a distance of at least 50 feet from the paved County road.

Response – Only 25 vehicles will be allowed in the storage area. Natural grass areas will be used for the storage area to prevent erosion or runoff of sediment. The access road is cold mix asphalt for more than 50-feet.

Contact Information

CTR Engineering, Inc. is a full-service planning and engineering firm, representing Maingate Enterprises LLC (property owner). The following is the contact information for both parties.

Owner:	Consultant:
Maingate Enterprises LLC	CTR Engineering, Inc.
Steve Rael, Manager	Jonathan Moore, P.E.
18220 State Highway 83	16392 Timber Meadow Drive
Colo. Spgs, CO 80908	Colo. Spgs, CO 80808
Ph: 719-339-0836	Ph: 719-964-6654
Email: sraeljr@sprintmail.com	Email: Jonathan.moore@ctrengineering.com

We trust you will find our application for RV/Trailer Storage Special Use Permit acceptable. We look forward to working with the County in processing this application and resolving any outstanding issues.

Sincerely,
CTR Engineering, Inc.

Jonathan Moore

Jonathan Moore, P.E.
Principal