



## Legislation Details (With Text)

**File #:** CPC UV 17-00073    **Version:** 1    **Name:**

**Type:** Planning Case    **Status:** Passed

**File created:** 5/26/2017    **In control:** Planning Commission

**On agenda:** 6/15/2017    **Final action:** 6/15/2017

**Title:** A Use Variance to allow up to seven (7) beehives and the placement of two tiny homes and 1 recreational vehicle on 400 acres zoned A (Agricultural) and located east of Highway 83, south of Shoup Road and west of Howells Road.

(Quasi-Judicial)

**Presenter:**  
Meggan Herington, Assistant Planning Director, Planning & Community Development

**Sponsors:**

**Indexes:** Samelson Use Variance

**Code sections:**

**Attachments:** 1. CPC Staff Report\_Use Variance, 2. FIGURE 1\_DP\_Site Plan, 3. FIGURE 2\_Project Statement, 4. FIGURE 3\_Ag Zoning Map, 5. FIGURE 4\_What is a Tiny Home, 6. FIGURE 5\_Photos, 7. 7.5.803.B Use Variance Review Criteria, 8. 7.5.502.E Development Plan Review

Date	Ver.	Action By	Action	Result
6/15/2017	1	Planning Commission	approved	Pass

A Use Variance to allow up to seven (7) beehives and the placement of two tiny homes and 1 recreational vehicle on 400 acres zoned A (Agricultural) and located east of Highway 83, south of Shoup Road and west of Howells Road.

(Quasi-Judicial)

**Presenter:**  
Meggan Herington, Assistant Planning Director, Planning & Community Development

**Proposed Motion:**

**CPC UV 17-00073 - USE VARIANCE DEVELOPMENT PLAN**

Approve the use variance for the Samelson Family Ranch, based upon the finding that the use variance complies with the review criteria in City Code Section 7.5.803.B and 7.5.502.E, subject to compliance with the following conditions of approval:

1. All setbacks as outlined on the use variance plan shall be met.

2. All structures shall be located within the treed areas of the property.
3. A maximum of one (1) recreational vehicle and/or 2 tiny homes is permitted (3 structures total).
4. A maximum of seven (7) beehives is permitted.
5. The owner shall obtain all necessary approvals and permits from El Paso County Health for any on-site septic system prior to occupancy of the tiny home(s). All health department standards for recreational vehicles shall be met.
6. The owner shall verify with Colorado Springs Utilities that the approved well permit will support the accessory residential uses. The verification from Colorado Springs Utilities shall be submitted to the planning department.
7. An address shall be established with the Pikes Peak Regional Building Enumerations Department and posted at the existing gate of the property prior to final approval of the development plan.
8. The recreational vehicle shall be removed from the site prior to the issuance of a certificate of occupancy for the first permanent residence on the 400-acre property. Should a portion of the property be platted for the purposes of a subdivision creating individual developable lots, the recreational vehicle may remain on the undeveloped portion of the property until a certificate of occupancy is issued for a permanent residence.
9. The tiny homes shall be skirted to conceal the wheels and look like a permanent structure. Skirting materials shall match those of the tiny home.
10. All conditions shall be listed on the development plan prior to final approval.