

Letter of Intent for Special Use Application

To El Paso County Planning and Community Development:

May 15th, 2023

Re: Proposed 11520 SF (72'x160') enclosed riding arena and feed storage to be located at 16845 Thompson Rd, Colorado Springs, CO 80908. Parcel # 5100000264. This is an 80 acre parcel.

Owners: Lynn and Michelle (Shelly) Still, 719-963-1582, still@still6.net

Zoning: Residential RR-5

This letter of intent outlines our intent for requesting a special use permit for an agriculture exemption to allow for the construction of an enclosed riding arena and feed storage building for agriculture/farm use. The purpose of this structure is to provide an enclosed facility for personal horse riding and storage of animal feed. The construction of this structure enables the property owners the ability to ride and exercise horses year-round whereas the weather along the Palmer Divide makes it prohibitive to ride and exercise our horses year round.

Building plans and materials for this structure have been professionally designed and manufactured by a Colorado licensed engineering firm (Sunward Steel Buildings, Denver CO). Plans were presented for permitting to EL Paso County Regional Building but rejected by El Paso County Zoning due to the square footage of the proposed building being greater than allowed based on house square footage. The proposed structure is an enclosed 11520 SF but current zoning limits the size to 6020 SF since the property is currently zoned RR-5 despite the location actually containing 80 acres.

Granting the special use exemption is generally consistent and applicable to the El Paso County master plan and will be in harmony with the character of the neighborhood. The neighborhood is largely a rural setting with many neighbors and property owners owning horse, cattle, llamas and other livestock. There are several horse facilities and large enclosed riding arenas in the area. The structure is compatible with the current allowable land uses in this area.

The impact of the special use will not overburden or exceed the capacity of public facilities and services under this special use request. No public facilities will be impacted due to this request.

The special use will not create unmitigated traffic congestion or hazards since this is for private use under the agricultural exemption. The proposed location of the structure is adjacent to the property owners barn and house and only for personal use.

This special use will comply with all Federal, local and State laws concerning air, water, light and noise pollution.

The special use will not be detrimental to the public health safety and welfare of the present or future residents of El Paso County and currently is not. This special use will conform to all rules and regulations such as farming, ranching, and agricultural related use only.

There is no applicable overlay zoning impact for this property / special use.

We sincerely appreciate your consideration for this Special Use request and will be glad to answer any questions regarding its construction and use.

Sincerely,

Lynn and Shelly Still