

Letter of Intent

Special Use Permit

Rural Home Occupation

OWNER/Applicant

Kesti Suggs executive owner of Chuckie's Place, a non-profit corporation, DBA as Reigning Hope Therapy Services of Colorado

14445 Holmes Road

Colorado Springs, CO 80908

Site Location, size and zoning

Site is located at the north end of Holmes road, north of the Holmes and Shoup intersection.

4.15 Acres zoned

Request and Justification

The Request is for the approval for a Special Use to operate "Reigning Hope" on a lot area of 4.15 acres where 10 are required for a commercial stable in the RR-5 (Residential Rural) zoning district. The change of use eliminated the legal nonconforming aspect of this parcel, and necessitated a Board of Adjustment approval to operate a commercial stable on 4.15 acres where 10-acres being required for a commercial stable.

Justification

Reigning Hope requires a site to operate from for its activities of working with physically and emotional disadvantaged individuals, using occupational therapy, with horses. The most practical and economic option for this site is at the location where the horses currently reside with their support structures at the location at 14445 Holmes Road. Therapy activities will occur in an enclosed "outdoor arena" and adjacent "sensory trail". Reigning Hope was in the process of building an "indoor arena" for inclement weather. The outdoor arena and sensory trail currently exist (in addition to a horse barn and workshop). The sensory trail is a walking trail that includes various stations that provide sensory experiences of touch, smell, sound, and physical challenges.

There will be no changes to the current configuration of the property to accommodate this use. Reigning Hope activities will occur on 2 acres of the 4.15-acre lot.

The business will operate on a by appointment basis during daytime hours of 9:00 am to 6:00 pm Monday through Saturday. The type of therapy activities occurring are:

"Individual therapy sessions held with 4 individuals present: a client, a therapist, a parent or guardian and an individual from Reigning Hope controlling the therapy horse. Each family is assisted

differently due to therapy needs, siblings can also be included in therapy sessions. Sessions will run approximately one hour. One- two vehicles. “

Water needs for these activities is limited to drinking water and a handicapped accessible bathroom inside the currently existing workshop. There is currently electric service to the horse barn and workshop which have interior and exterior lighting. The barn and the workshop are in process of being built to code per PPRBD. There is no need for gas service. We have met with a contractor for a detail list for code requirements and will be submitting plans to PPRBD with a time-line completion.

Parking is adequate from the paved driveway to in front of the workshop and indoor. **No parking will be allowed on access road, north of the property, which is on the private drive on the Hoffman's property.**

Impacts to adjacent properties will be minimal if at all. The activities are minimally visible from the road and where there are is a line of sight from residences there are trees on this property.

This proposed use is compatible with the surrounding area. The use is equestrian in nature and a number of properties in the area have horses as well as other domestic animals. It is so low impact an activity that it will have no negative effect on the health, safety or welfare of neighboring inhabitants. The horses already reside on the property to no adverse effect and the activity only brings in a limited number of people at a time to interact with them.

The proposed use will meet air, water, odor and noise standards and should have no effect on property values as there is limited visibility to it. There will be no adverse effect on wildlife or wetlands. There were concerns regarding the smell, Reigning Hope as taken precautions. We have gotten a dumpster removal one time a week, the stalls are cleaned and raked daily and where the dirt is soiled we have laid an animal and eco friendly deodorizer, which appears to have no off-site impacts as the use is wholly contained on the property.

Existing and proposed facilities, structures, roads, etc.

All the facilities, structures, roads, etc. at this location are existing and are comprised of the following:

Residence of approximately 1,728 square foot house

Workshop/garage 60x40

4 stall horse barn with hay storage

Fenced paddock 100x60

Fenced paddock 100x40

5 Loafing Sheds 8x8

Total number of Acres:

The property is on 4.15 acres of which approximately 2 will be leased for business use.

Number of residential units and densities:

There is one residential unit occupied by 5 individuals

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Number of industrial sites proposed

Approximate floor area ration of industrial and/or commercial uses

Number of Mobile home units and densities

Typical lot sizes

Type of proposed recreational facilities

If phased construction, how will it be phased

Anticipated schedule of development

How water and sewer will be provided

Proposed uses, relationship between uses and densities

Areas of required landscaping

Proposed access locations

Access will be the 14445 Holmes Driveway.

Approximate acres and percent of land to be set aside as open space, not including parking, drive and access roads.

Proposed access locations:

Access will be the 14445 Holmes Driveway.