

Green Cat Shack Sanctuary

Special Use Permit

Letter of Intent

March 26th, 2026

Lacey Dean

Associate Planner

Planning & Community Development El Paso County Colorado

2880 International Circle, Suite 110 Colorado Springs, CO 80910

Re: Site Development Plan Letter of Intent

Project Name: 27680 Big Springs Rd - Animal Refuge

1. INTENT

The intent of this review is to propose that the property listed below be considered for a “Special Use Permit” based on the allowances listed in the Land Development Code for A-35 zoning. The proposed usage will be as an “Animal Refuge” defined as “a facility, other than a vet hospital, for the care and keeping of abandoned, injured or confiscated animals including domesticated or exotic species.” The development will not be used for any paid boarding or kennel usage. This animal refuge will be specifically for "house" cats. The existing site currently has no buildings, a pit well, (3) yard water hydrants and an unimproved two-track road to a grove a trees about 270’ from the entrance. The building details can be found on the site plan and include a barn/ cat housing facility (principal structure), an agricultural barn, (2) single family homes, a maintenance building, (2) greenhouses and a recreation building. An RV site is not being requested at this time.

2. OWNER(S)

Green Cat Shack Sanctuary CO (501 (c) (3)) 555 5th Ave NE Unit 1224 Tower 4 St. Petersburg, FL 33701 312-213-2966 jimkdouglas2025@gmail.com NOTE: This property is in a trust for the Green Cat Shack Sanctuary Co. The name of the trust is Green Cat Shack Sanctuary Irrevocable Land Trust.

3. APPLICANT

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Green Cat Shack Sanctuary Co, James Krzyminski, 350 Fox St, Denver, CO 80223 424-302-1348 jimkdouglas2025@gmail.com

4. PROPERTY DETAILS

27680 Big Springs Rd Calhan, CO 80808 Schedule #: 2300000110 / E2SE4 EX RD SEC 27-13-62 El Paso County Site Address: 27680 Big Springs Rd, Calhan, CO 80863 Lot Size: 80 acres Zoned: A-35 (Agricultural) Maximum Lot Coverage: None Maximum Height: 30'* Elevation: 6,178 Primary Use(s)/Accessory Use: The PRINCIPAL USE of the property will be the Special Use "Animal Refuge". The other PRIMARY USE will be "Livestock". ** *One additional foot of height is allowed for each foot of additional setback provided above the required minimums up to a maximum of 100 feet. For example, a maximum height of 35 feet is allowed for structures setback a minimum of 30 feet from all property lines and a maximum height of 50 feet is allowed for structures setback a minimum of 45 feet from all property lines. **5.1.2 "Types of Uses and Limit on the Number of Uses per Lot or Parcel" - Only one principal use is allowed per lot or parcel, except in the A-35 zoning district and in commercial and industrial zoning districts where more than one principal use may be established subject to the requirements and limitations of this Code, or where special use approval or variance of use approval has authorized additional uses.

5. CRITERIA OF APPROVAL WITH LAND DEVELOPMENT CODE

5.3.2. Special Use (C) Criteria - includes the following items

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

RESPONSE: This special use application is an agricultural use that fits well with the "Rural Placetype" as described in the El Paso Master Plan. It fits into the rural placetype as the primary land use will be Agriculture and Farm/ Homestead, and there will not be any other primary or supporting land uses that fall outside of this placetype. This application also meets all of the standards and uses allowed for A-35 zoning as described in the Land Development Code (LDC) El Paso County 2021. Land impacts or area of change for the special use, including the (2) homes, will be contained in approximately 7 acres of the 80 acre lot or 9% of the total property. The parcel currently belongs to the Area of Change of Minimal Change: Undeveloped. The parcel is currently vacant and new development will not change the prioritized rural and natural environments. The remaining property may be used in the future for ranching as allowed with A-35 zoning and Green Cat Shack Sanctuary Special Use Permit Letter of Intent is not included with this special use application. Even with other future ranching usage, approximately 90% of the property will be undeveloped. The El Paso Master Plan does not provide criteria for a special use within A-35 zoning, but rather provides a general overview of what the future of the

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development is expected to look like in different areas. It is the intent of the Green Cat Shack Sanctuary to work in cooperation with El Paso County, the El Paso Master Plan and the Land Development Code's criteria for any specific development processes.

2. 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: Properties in the general vicinity of the listed property are being used for expanded residential, agricultural and ranching. Buildings include homes, barns, arenas, stalls and support buildings. The Site Plan shows the buildings and general usage for the special use application which would be "in harmony" with the surrounding neighbors.

3. 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 special use will not overburden or exceed the capacity of public facilities or services. As expressed above, the special use will be very similar in day to day operations as surrounding properties.

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

RESPONSE: The property has an existing primary access from Big Springs Road (see the Site Plan) which will remain as the primary access for the special use. The barn (principal structure) will include 8 parking spaces. These spaces will be used by a primary onsite caretaker and 2 to 3 other onsite workers. Two to 4 additional volunteers/workers will be accessing the property on a daily basis. Other traffic will include medical care visits and weekly deliveries.

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

RESPONSE: These items will be addressed with the Site Development Plan and will comply with all local, state and federal 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; and/or Green Cat Shack Sanctuary Special Use Permit Letter of Intent

RESPONSE: The proposed special use will not be detrimental to the public health, safety and welfare of the present or future residents of El Paso County.

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

RESPONSE: Yes

6. OVERLAY ZONING

No overlay zoning is proposed.

7. COMPLIANCE WITH LAND DEVELOPMENT CODE

See the “Proposed Uses” and “Proposed Buildings” on the Site Plan for specific details of the proposed structures and how they comply with the LDC.

8. COMPLIANCE WITH PROPOSED USE

See the “Proposed Uses” and “Proposed Buildings” on the Site Plan for specific details of the proposed structures and how they comply with the LDC.

9. CONSISTENCY WITH THE EL PASO COUNTY MASTER PLAN

See # 5.1. above.

10. TRAFFIC

The existing site access is to remain. The barn will include 8 parking spaces. These spaces will be used by a primary onsite caretaker and 2 to 3 other onsite workers. Two to 4 additional volunteers/workers will be accessing the property on a daily basis. Other traffic will include medical care visits and weekly deliveries. There will not be more than 100 trips a day or 10 trips an hour and the level of traffic will meet the ECM exception B.1.2.D that a Traffic Study is not required.